

PINE MOUNTAIN LAKE NEWS

AUGUST

2022

THE OFFICIAL NEWSPAPER OF, AND FOR, PINE MOUNTAIN LAKE PROPERTY OWNERS



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DON'T FORGET TO VOTE!
FOR PMLA BOARD OF DIRECTORS
EVERY VOTE COUNTS!

BE FIRE SAFE
HELP PROTECT OUR
COMMUNITY

**ANNUAL MEMBER
MEETING/ELECTION**
AUGUST 20, 2022

MEET THE CANDIDATES
FOR PMLA BOARD
OF DIRECTORS
See Pages 20-22

COMMUNITY ORGANIZATIONS

*Contact the individuals/organizations below
if you are interested in joining!*

If you would like your community organization listed please send your group's name, contact person, and phone number to j.owens@pinemountainlake.com

CAMP TUOLUMNE TRAILS

Jerry Baker – 1.209.962.7916

FRIENDS OF THE GROVELAND LIBRARY

Virginia Richmond – 1.209. 962.6336

HELPING HANDS THRIFT STORE & FURNITURE BARN

Patti Beaulieu – 1.209. 962.7402

VILLAGE ON THE HILL

1.209.962.6906 or info@villageonthehill.org

SOUTHERN TUOLUMNE COUNTY HISTORICAL SOCIETY (STCHS)

Harriet Codeglia – 1.209. 962.6270

COMPOST & ARCHERY RANGE HOURS OF OPERATION

APRIL THRU OCTOBER – 7 DAYS A WEEK 8AM TO 4PM

WEATHER PERMITTING

NOVEMBER THRU MARCH

TUES. – SUN. 8AM TO 4PM

WEATHER PERMITTING

SHOOTING RANGE – TUES, THUR, SAT 9AM TO 3PM

PLEASE NOTE Hours may vary depending on weather conditions, safety concerns, or other situations beyond control. Archery & Gun Range users must check-in with compost attendant.

HOURS SUBJECT TO CHANGE WITHOUT NOTICE

Call Main Gate at 1-209-962-8615

GET IMPORTANT NEWS VIA EMAIL

Signing up for the new eSNAP program is quick and easy and gives you the ability to sign up for the information that you want to receive. Just head over to www.PineMountainLake.com and sign up today.

ABOUT EACH OF THE PROGRAMS

PML News & Alerts – Receive emails with information regarding anything affecting Pine Mountain Lake such as road closures, utility problems, fire alerts and more.

PML Amenities News – Receive emails with information about upcoming events, specials, or news regarding all PML amenities such as the lake, marina, golf course, etc.

eSNAP

ELECTRONIC SAFETY, NEWS & ALERT PROGRAM

The Grill at Pine Mountain Lake –

Receive emails with information regarding happenings at The Grill. Get information on Wine Tastings, Entertainment, Special Events and more.

This program is separate from the current email opt-in program that allows you to receive PMLA governing documents and requires your signed approval. This program can be signed up for via the online system. *Get your news and alerts via email, it's eSNAP!*

PINE MOUNTAIN LAKE ASSOCIATION JOB OPENING



SAFETY OFFICER POSITION

Are you looking for a way to give back to your community?

COME JOIN OUR SAFETY DEPARTMENT AT PINE MOUNTAIN LAKE ASSOCIATION!


Our Safety Officer position is full-time with a Union benefit package of medical/dental/vision/prescription.

Starting salary is \$18.31/hour

Offering Sign-on Bonus after 30 days of hire

Full job description and our online application can be found at: www.pinemountainlake.com, click on "Employment Application" and create a profile to apply for this position.


Shannon Abbott, HR Manager 209-962-8628 • pmlhr@pinemountainlake.com
Equal Employment Opportunity Employer



PINE MOUNTAIN LAKE ASSOCIATION

1.209.962.8600

www.pinemountainlake.com



ADMINISTRATION OFFICE HOURS*

8:00 AM TO 4:30 PM – MON THRU FRI

OPEN AT 8:45 AM SECOND TUESDAY OF EACH MONTH

THE OFFICE IS CLOSED BETWEEN 12:00 & 1:00 EACH DAY

*** SUBJECT TO COVID-19 RESTRICTIONS**

2022 ADMINISTRATION OFFICES HOLIDAYS

(ADMIN OFFICE WILL BE CLOSED)

MON. 9/05/22 LABOR DAY	FRI. 12/23/22 CHRISTMAS EVE (OBS)
FRI. 11/11/22 VETERANS DAY	MON. 12/26/22 CHRISTMAS DAY (OBS)
THUR. 11/24/22 THANKSGIVING	FRI. 12/30/22 NEW YEARS EVE (OBS)
FRI. 11/25/22 DAY AFTER THANKSGIVING	MON. 1/02/23 NEW YEARS DAY (OBS)

2022 PMLA BOARD MEETINGS SCHEDULE

Meetings held at the PML Lake Lodge & start at 9 AM

See website, www.pinemountainlake.com, for details

(THIRD SATURDAY – UNLESS OTHERWISE NOTED)

AUGUST 20, 2022 (Annual Member Meeting/Election)	October 15, 2022 (Budget Meeting)
September 17, 2022	November 19, 2022 (Saturday before Thanksgiving)
	December 17, 2022 (Tentative)

PINE MOUNTAIN LAKE NEWS DELIVERY

Although we guarantee that the PML News is mailed from Modesto, CA on the same day (between the 26th-30th of month), most post offices (except Groveland) sort Bulk Mail after First Class mail. So, consider a First Class delivery subscription for just \$20/yr. (\$20 per year for property owners and \$30 per year for non-property owners) Interested? Call the PMLA Office at 209/962-8632 or see form above.

The Pine Mountain Lake News is also available (in PDF format) at: www.pinemountainlake.com. New editions are posted by the 1st of the month.

PHONE & EMAIL DIRECTORY

ADMINISTRATION

General Manager – Joseph Powell
joepowell@pinemountainlake.com

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j.owens@pinemountainlake.com

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pmlhr@pinemountainlake.com

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Plan Submittal, Compliance Fees
Ashley Henderson
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Gate Cards, Address Changes, Webmaster, Mergers, Lake Lodge Scheduling
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Suzette Laffranchi
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Rental Compliance Coordinator
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Zach Pacheco
RCC@pinemountainlake.com

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Shari Pingree
Receptionist
admin@pinemountainlake.com

Main Gate – 1. 209.962.8615
General Safety Inquiries, gate passes, campground reservations, tennis reservations
campground@pinemountainlake.com

ACCOUNTING

Tina Parmalee – 1. 209.962.8607
Receivable/Collections/ Assessments
pmlar@pinemountainlake.com

Accounts Payable – 1. 209.962.8626
Vikki Smedley
pmlap@pinemountainlake.com

Accounting Supervisor
1. 209.962.8618
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stacy@pinemountainlake.com

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Accounting Procedures
controller@pinemountainlake.com

Recreation and Seasonal Operations Manager
1. 209.962.8604
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Sgt. Teri Cathrein
t.cathrein@pinemountainlake.com

Sergeant – 1. 209.962.8616
Sgt. Carrie Harvey
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Golf Pro – 1. 209.962.8622
Mike Cook
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THE GRILL AT PINE MOUNTAIN LAKE

The Grill Manager – 1. 209.962.8639
Jay Reis
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OTHER PHONE NUMBERS

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Ad/Article Submissions
Sabre Design & Publishing
PMLNews@SabreDesign.net

GENERAL MANAGER’S MESSAGE

JOE POWELL – CCAM-LS, CMCA, AMS GENERAL MANAGER

PML ENVIRONMENTAL CONTROL COMMITTEE AND THE CC&R COMPLIANCE DEPARTMENT STAYS ACTIVE

In response to member input, the ECC is working on updating the paint color palette for our community. ECC staff approached several paint companies to review current paint color trends and they provided samples for the committee. The committee recently reviewed new paint color charts from two paint companies and they are working on securing a membership discount through both Dunn-Edwards and Kelly Moore for our community. We are working on getting electronic versions of the proposed paint charts so that we can provide them online for member review and comment before the Board considers finalizing adoption.

Another task assigned to the committee is the evaluation and recommendations on the use of bear resistant garbage receptacles similar to what they use in Tahoe and other areas. ECC met and reviewed bear box designs and recommended usage. Many of the designs are already acceptable by the committee depending on location on member lots. The committee has included more information on this topic in a separate article in this edition of the PML News. In the meantime, the committee is exploring options with the County and our local trash transport company to determine what is allowed under their franchise agreement. More to follow.

YTD ECC has reviewed 398 project submittals and proposals with 297 approved projects and 6 of these projects were New Single-Family Dwellings.

In our CC&R compliance department, 32 new courtesy notices were sent in June with a total 151 YTD for 2022. Total

Enforcement letters sent YTD was 236.

36% of these enforcement letters were sent to the rental community. 64% nonrental (owner occupied).

Our compliance staff conducted dock and shoreline inspections last month and they are following up on docks and structures near the shoreline that were built without approval and those that violate the CC&R’s and ECC building standards.

Currently there are 483 registered rentals within PMLA. 368 are short term and 110 are long term. To help communicate the rules to new members, renters and guests, we provide copies of the Renter and Guest hand book both in hard copy and online, we also produced a rental brochure with basic rules and other information to make their stay more enjoyable both for them and the neighboring properties. These are available the main gate and administration office.

I am pleased to announce that we have two new hires in our Compliance Department:

Kara Powers is our new Community Standards Specialist and Zach Pacheco is our new Rental Compliance Coordinator. Please take the time to say hi and welcome them the next time you stop by the Admin Office.

GATE 4 VANDAL ARRESTED

From time to time we get drivers that hit the access gate arms and damage them to illegally enter the community. Some are accidents usually caused by a follow-through. Others damage the gates intentionally to enter the property. We were tracking an individual who was driving through the Gate 4 causing damage on multiple occasions. We caught him on camera and provided this evidence to the

sheriff. This individual was recently arrested for the intentional damage and trespassing into PML. We are pursuing charges and restitution to pay for the gate damage.

CANADA GEESE MANAGEMENT

We are continuing our Canada geese hazing and impact mitigation activities. At the June Board meeting we received a report and presentation by our Lake Management Consultant, Stephen McCord, Ph.D., P.E. The PowerPoint slide deck from his presentation is available on the Official PML Website on the PML Canada Geese Management page at <https://www.pinemountainlake.com/pml-canada-geese-management/>. We have also included a copy of the article that outlines our Canada Geese Deterrent Methods and Outcomes.

We will be holding a Town Hall meeting on August 27th at 9 a.m. at the Lake Lodge to discuss both lethal and non-lethal methods to reduce the Canada geese population in PML. In the meantime, we have revisited many of the non-lethal deterrent methods and hazing such as decoys, dog and coyote effigies, non-toxic chemical spray to make the grass less tasty, audible bird threat call, and egg-oiling.

PML IS NOT A PETTING ZOO

Please stop feeding the wildlife. We recently caught a guest feeding the deer

and they thought that the deer were put here intentionally by PML so that our members and guests could interact with them. We immediately explained that this was incorrect and feeding the wildlife was dangerous and a violation of State law.

We continue to see members and guests feeding the geese, swans, deer and other wildlife. It is illegal to feed wild animals and is detrimental to both humans and the wildlife. Please DO NOT feed the wildlife. PML is not a petting zoo and feeding the wildlife causes them to become aggressive due to habituation. It also causes the animals to become ill and will cause the death of others.

Feeding wildlife can also be dangerous. A doe will attack if you approach her fawn, and swans and geese will become aggressive and attack if you approach them and they have become habituated and expect to be fed. So, if you think that sending your toddler over to a doe to feed it some apple slices is cute while you take videos and pictures with your iPhone is good idea, think again. A doe can easily injure or kill the child. If you see anyone feeding the wildlife, please tell them to stop. If they don’t, please report it to PMLA or the California Fish and Wildlife Department immediately.

Until next month, wishing everyone a fun and fire safe summer!

GOVERNING DOCUMENT ENFORCEMENT ACTIONS JUNE 2022

Courtesy Notices	32
Notice of Non-Compliance	10
Final Notice of violation	4
Fines Assessed	4
Member Service	409

— NOTICE —

Listed below are ALTERNATE phone numbers for EMERGENCY use during power/phone/internet outages:

DEPARTMENT OF SAFETY-MAIN GATE
1-209-768-8600

PMLA ADMINISTRATION OFFICE
1-209-768-3998

THE GRILL AT PINE MOUNTAIN LAKE
1-209-962-8658

DIRECTOR'S CORNER

NICK STAUFFACHER – PMLA BOARD VICE PRESIDENT

Hoping everyone had a great 4th of July weekend, and were able to attend at least one or more of the PML July 4th activities. There was the Boat Parade at the Marina, the Posting of the Colors at the Stables, and of course the fireworks. They were all exceptional this year.

With summer comes the need to be Firewise more so than any other time of year. Part of that is making sure your lot has a defensible space around it and your roof is clear of all debris, such as leaves and pine needles. Also, be prepared if you have to evacuate. On the Pine Mountain Lake website there is a guideline of what to have ready in case of such of an event. Here is an example from the website:

- Clothes – pack for at least three days
- First Aid Kit – a first aid book and required prescription medications
- Battery-powered radio, flashlight and

- plenty of extra batteries
- Blankets or sleeping bags – at least one per person
- Cell phone charger cord for your vehicle
- Credit cards, cash and change
- Toothbrush, toothpaste, shampoo and toilet paper

For more information go to the PML website and click on red button Emergency Information and Resources. Then click on the PML Emergency Preparedness.

On August 27th, I would like to invite you to the Lake Lodge at 9:00AM for the Townhall Meeting regarding our Geese problem. Dr. Stephen McCord will be our guest speaker. Dr. McCord will explain the cause and effect of our ever-growing number of Geese. He will be discussing what PML has done in regarding the Geese abatement and what will likely be needed to be done to slow up the Geese population. Please attend this very important Townhall.

With the bear sightings along with them raiding the garbage cans, the Board has tasked ECC to look into bear resistant garbage enclosers to eliminate this continuing problem. Will keep you posted on that issue.

Don't forget that on August 20th commencing at 9:00AM at the Lake Lodge we will have the counting of the ballots for the 2 open positions for the Pine Mountain Lake Board. Ballots must be mailed in by no later than by 5:00PM on Aug 18th. Ballots can be dropped off on August 20th, before 9:00AM at the Lake Lodge to the Inspectors of Elections.

Best wishes to our Candidates on their election for the Pine Mountain Lake Board of Directors.

Summer to me, is a great time to enjoy the beautiful weather and all that PML has to offer with the allure of our amenities and the grandeur of our area.

PINE MOUNTAIN LAKE ASSOCIATION 1.209.962.8600

BOARD OF DIRECTORS

Karen Hopkins: **President**
Nick Stauffacher: **Vice President**
Tom Moffitt: **Secretary**
Craig Prouse: **Treasurer**
Chuck Obeso-Bradley: **Director-at-large**

GENERAL MANAGER

Joseph M. Powell, CCAM-LS, CMCA, AMS

CORRESPONDENCE TO DIRECTORS

Pine Mountain Lake Association
19228 Pine Mountain Drive
Groveland, CA 95321
PMLABoard@pinemountainlake.com

ADMINISTRATION OFFICE

HOURS OF OPERATION

Monday - Friday 8:00 AM - 4:30 PM
Closed 12:00 - 1:00 PM
Tel: 209/962-8600

The Pine Mountain Lake News, established July 25, 1973, is printed monthly for residents of Pine Mountain Lake and vicinity by Pine Mountain Lake Association, Groveland, California 95321.

SUBSCRIPTION RATES:

Co-owner subscription: \$6 per year
Single copies: 50 cents each
Single mailed copies: \$1.35 each
For non-members: \$10 per year

SUBMISSION DEADLINE

10th of the month by 4:30 PM
LATE SUBMISSIONS MAY NOT BE
ACCEPTED

Visit www.pinemountainlake.com for ad rates and submission guidelines or email:

PMLNews@SabreDesign.net

For the mutual benefit of all property owners, the Pine Mountain Lake News reserves the right to edit all copy submitted for publication. The Pine Mountain Lake News is a private enterprise, not a public entity, and as such is entitled to reject advertisements or articles in the best judgment of its editor or publisher, despite a probable monopoly in the area of its publication. Pine Mountain Lake Association is not responsible for, nor does it guarantee the accuracy of, information contained in any ad placed in the Pine Mountain Lake News. The Pine Mountain Lake News attempts to ensure that this publication is free of legal infringements and the Pine Mountain Lake Association and its contractors are not liable for copyright/trademark infringements from external advertisements and articles.

DAVID WILKINSON—Publishing Editor

SABRE DESIGN & PUBLISHING

Design/layout

PINE MOUNTAIN LAKE NEWS

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Groveland, CA 95321

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24/7 RENTAL COMPLIANCE HOTLINE

IT JUST GOT EASIER TO REPORT, PROVE, AND RESOLVE
NON-EMERGENCY SHORT-TERM RENTAL RELATED PROBLEMS
IN REAL TIME, 24 HOURS A DAY, 7 DAYS A WEEK.

(209) 231-4543

ATTENTION NEW PML MEMBERS!

WELCOME to PML...We're glad you're here!

Once you have received your welcome letter from the Association you will have the information you need to log into the PML website (www.pinemountainlake.com)

Once there click on the **RESOURCES** tab & then on the **NEW MEMBER ORIENTATION** icon.

The New Member Orientation page is **JUST FOR YOU!**

Here you will find:

- Member Orientation Packet
 - o Information on the Official PML Facebook page
 - o Gate Access Guest Pass internet program information
 - o Fire Safety contact and information
 - o Board Meeting Dates and information
 - o Rules, Regulations and Procedural information
 - o Information on PML Committees and Clubs

- Assessment Information
- PML Fact Sheet
- Getting Connected in Groveland

And **MUCH MORE!**



PINE MOUNTAIN LAKE ASSOCIATION
SUMMARY STATEMENT OF OPERATING FUND REVENUES AND EXPENSES
For The Six Months Ended July 3, 2022

OPERATION OF AMENITIES	Revenues					Expenses				Budget	
	Members' Assessments Net of Discount	User Fees	Sales, Net of Cost of Sales	Miscellaneous Income	Total Revenues	Total Expenses	(Cost)/Income Before Depreciation	Depreciation Expense	(NET COST) INCOME	(NET COST) INCOME	Variance Bud - Act
Golf Course	\$ -0-	\$ 432,628	\$ 21,376		\$ 454,004	\$ 862,981	\$ (408,977)		\$ (408,977)	\$ (524,394)	115,417
Restaurant & Bar	-0-	1,691	466,680		468,371	794,389	(326,018)		(326,018)	(490,480)	164,462
Marina	-0-	281,686	65,548		347,234	412,478	(65,244)		(65,244)	(117,907)	52,663
Snack Shack	-0-		29,599		29,599	40,804	(11,205)		(11,205)	(19,460)	8,255
Stables	-0-	55,685		3,469	59,154	211,220	(152,066)		(152,066)	(154,362)	2,296
Recreation	-0-	95,398			95,398	51,089	44,309		44,309	33,143	11,166
Roads & Facilities Maintenance	-0-	78,828		31,317	110,145	1,179,937	(1,069,792)		(1,069,792)	(1,266,432)	196,640
PROPERTY OWNER SERVICES											
Safety	-0-	105,792		(4,453)	101,339	483,218	(381,879)		(381,879)	(505,032)	123,153
Administration	-0-	210,655		677	211,332	1,037,617	(826,285)		(826,285)	(837,742)	11,457
ASSESSMENTS											
Assessments	3,172,178			58,592	3,230,770	59,291	3,171,479	372,886	2,798,593	2,770,972	27,621
Totals	\$ 3,172,178	\$ 1,262,363	\$ 583,203	\$ 89,602	\$ 5,107,346	\$ 5,133,024	\$ (25,678)	\$ 372,886	\$ (398,564)	\$ (1,111,694)	713,130

CAPITAL EXPENDITURES 6 Months Ended July 3, 2022

	TOTAL RESERVE FUNDS	NEW CAPITAL ADDITIONS FUND	TOTAL CONTRIBUTION TO CAPITAL
2022 Beginning Fund Balances	3,206,538	\$ 74,944	3,281,482
Interest Income			-
Bank Fees/Discounts Taken	586	1	587
Assessments Earned	1,127,502 ⁽¹⁾	51,126 ⁽²⁾	1,178,628
Other Income/Expense			
PURCHASES BY AMENITY			
Golf Course	(154,929)	(20,192)	(175,121)
Country Club	(8,700)		(8,700)
Bar			-
Marina	(32,213)		(32,213)
Snack Shack	(3,303)		(3,303)
Swim Center			-
Stables	(23,109)	(2,846)	(25,955)
Recreation			-
Roads & Facilities Maintenance	(323,226)	(40,678)	(363,904)
PROPERTY OWNER SERVICES			
Safety			-
Administration	(1,055)	(7,317)	(8,372)
Non-Capital Reserve Expenses	(354,970)		(354,970)
Total transfer to Operating Fund for property and equipment additions and reserve expenses	(901,505)	(71,033)	(972,538)
Adjusted Fund Balances	\$ 3,433,121	\$ 55,038	\$ 3,488,159

Notes to the Financial Statements

(1) The Budgeted Reserve Fund assessment for 2022 is \$2,255,000

(2) The Budgeted New Capital Additions Fund assessment for 2022 is \$102,249

PAY YOUR PML PAYMENTS ONLINE

Did you know you can make your payments online?
 Online Bill Pay is available on www.PineMountainLake.com.
Pay via your credit card, it is quick and easy!

DO YOU HAVE YOUR PIN?

Since PML is a private gated community, we want to offer our property owners a secure way to call in guests. When you become a member of PML you are assigned a Personal Identification Number (PIN) to utilize either when calling in a guest pass or using the Gate Access Internet program. This PIN identifies you to staff without you having to be present. This is a confidential number and should ***not be shared***. When you call the Main Gate to authorize a guest or vendor access into PML, you will be asked for your PIN. The staff will look up the number in the computer and use it to confirm your identity before entering the guest information. You must have this number to utilize the Gate Access Internet program as well. If you do not know your PIN or have any questions, please contact the Administration Office at:



1-209-962-8600



Monday through Friday from 8 am to 4:30 pm
 and we will gladly supply this information to you.

PML AUTOMATIC PAYMENT PROGRAM

Taking the time to write a check for your monthly assessment payment can be time consuming and costly. You can avoid this burden and eliminate the potential for late payment charges by enrolling in PMLA's Auto Payment Program. By completing the form, which can be found at www.PineMountainLake.com under the Resources/Forms, and returning it to the Administration Office, you can have your monthly assessment automatically deducted from your checking account or charged to your credit card. This means you never have to remember to write a check and mail it each month. The peace of mind that comes with knowing your payment will always be made on time is easy to attain. We can also arrange to have any other regular payment you make to the Association (such as golf membership, horse boarding fees, etc.) paid in the same way.

For more information on this simple, effective and time saving plan please contact us at **(209) 962-8600**.

PMLA MONEY MATTERS

KEN SPENCER, CAFM – ASSOCIATION CONTROLLER

In today’s contentiously charged environment it’s often difficult to know what to believe. As a result I thought this month would be a good time to play little game of Fact or Fiction. Below are a number of statements that are either true (Fact) or false (Fiction). Let’s see how many of these tickle your curiosity.

Homeowners in PML are not required to be a member of the Association. This is *FICTION*. Owning property within Pine Mountain Lake automatically makes you a member for the Association with all of its privileges and responsibilities, including the payment of annual/monthly assessments. Membership is part of the contract inherent with the purchase of property hear. You might be surprised at the number of owners each year who ask us for the paperwork required to secede from the Association.

PMLA always adopts a balanced budget. This is *FACT*. By law homeowners associations are required to prepare an annual budget that matches all expenses with a corresponding income. This revenue consists of a combination of product/food sales, service charges and fees revenue along with individual property owner’s assessment. Although the actual annual financial results are generally different from the budget it is true that the Board and Management team strive to achieve all of the fiscal goals and objectives detailed in the budget presented each year to all property owners.

The Association has installed and maintains security gates at virtually all entrances to PML properties. Hopefully most of you know that this is *FICTION* for a very specific reason. While we do have gates at all entrances they are not, by definition, security gates. They are in fact access control gates, designed to limit as much as possible who can enter PML. These gates were never intended as security gates as that would involve a much higher expectation level of their functionality. Making these true security gates would prove to be more expensive and involve a greater degree of engineering design.

The PML Maintenance department and staff are always available to assist with issues on a members private property. This is *FICTION*. While all of the Association’s staff strive to be as helpful as possible the responsibility of our hard

working Maintenance crew is to maintain and repair the common areas of PML such as the Country Club, Lake Lodge, Marina, Pool, Golf Course, Mail Houses and Roads. All private property maintenance is the responsibility of the individual owner.

When there is a power outage the Association is the first place I should call for help. When my internet goes down the Association is the first place I should call for help. I don’t have water at my home the Association is the first place I should call for help. If there is a fire in the area the Association is the first place I should call for help. This is *FICTION* as the Association is not the best place to get information on these issues. Your first contact should be to PG&E for electricity issues, GCSD for water, your individual ISP for internet issues and CalFire for information on fires.

Membership in the Association gets me access to all of the amenities and activities PMLA as to offer. This is *FACT*. While some areas may require an additional fee (Golf Course, Stables, Tennis/Pickleball, Boat rentals) as a homeowner you will always have access to these facilities that are not available to the general public.

Pine Mountain Lake is a wonderful, magnificent and beautiful place to live and work. Hopefully I don’t have to tell you that this is 100% *FACT*.

As a property owner I always read and understand the Yearly Budget, Monthly Financial Reports and the Annual Report completely. While I would hope this is *FACT* I am afraid that in reality is mostly *FICTION*. I do encourage all members to at least review these documents as they provide a lot of good detail showing how we spend your Assessment dollars.

The Association’s Controller is drastically underpaid. I will leave this one up to you my faithful, loyal and dedicated readers.

Well that’s it for this month. If you have any PMLA Money Matters you would like to see discussed in this column in the future please drop me a line at *CONTROLLER@PINEMOUNTAINLAKE.COM* or give me a call at 962-8606. Thanks for reading and I hope you find this monthly discussion helpful, somewhat interesting and at least a bit informative.

PML SAFETY REPORT 2022

	1ST QTR	JUNE	2ND QTR	YTD
Guest Passes Issued	3,260	2,850	5,801	9,061
Vendor Passes Issued	1,176	460	1,417	2,593
Temporary Resident Passes Issued	2,423	2,047	4,782	7,205
Vehicles Admitted	34,176	19,791	50,063	84,239
Vehicles Refused Entry	588	208	956	1,544
Phone Calls Received	9,702	3,896	10,753	20,455
Residential Alarm	7	3	13	20
Animal - Loose	56	18	59	115
Animal - Impounded	11	2	5	16
Animal - Dead/Injured	79	16	106	185
Animal - Disturbance	8	3	7	15
Patrol Assist	473	152	432	905
Public Assist	53	22	55	108
Welfare Check	5	2	5	10
Transport	6	1	4	10
Traffic Hazard	1	1	1	2
Traffic Control	2	0	0	2
Excessive Speed/Reckless Driving	9	5	15	24
Gate - Tamper	2	1	2	4
Gate - Follow Through	18	24	47	65
Gate - Malfunction	14	1	12	26
Gate - Struck by Vehicle	19	15	31	50
Control Burn Reported	344	0	135	479
Fire Safety - Smoke Complaint	9	0	3	12
Hazard - Tree Down	1	0	0	1
Residential Disturbance	7	2	2	9
Amenity Burglary	1	0	0	1
Residential Burglary	2	1	1	3
Grand Theft	1	0	1	2
Petty Theft	7	6	7	14
Trespassing	4	0	2	6
Vandalism	1	0	1	2
Property Damage - PML	3	4	7	10
Property Damage - Resident	1	0	1	2
PML Regs Violations Resident	6	5	12	18
PML Regs Violations Guest	1	2	5	6
Vehicle - Citation Issued	16	3	7	23
Vehicle - Accident PML	3	1	7	10
Patrolling Unit	2,087	179	950	3,037
Amenity Security Check	6,561	1,650	5,657	12,218
Residence Security Check	406	31	163	569
Monitoring Tennis Courts	3	2	5	8
Weapon Violation	1	0	0	1
Fixed Post	2	1	2	4
Courtesy Notice Issued	7	5	11	18
All Other Fees Collected	\$87,786	\$103,276	\$244,097	\$331,883

WATER SAFETY AND GERMS

STEPHEN MCCORD, Ph.D – CERTIFIED LAKE MANAGER

Happy summer from your Lake Manager! On these hot summer days, Pine Mountain Lake serves many wonderful recreational interests, including swimming, fishing and skiing. These activities each involve contact with the water. But how do we know the water is safe? Aside from drowning or physically hitting something (or someone else), a common concern is exposure to pathogens. “Pathogen” (a.k.a. germ) is a general term referring to any virus, bacteria or other microscopic organism that can cause disease or infection.

Pathogens can be transmitted in lake water through contacting it (ears, skin, eyes), eating fish, and drinking it. The most common infections are skin rashes and vomiting/diarrhea, but some lead to cases of flu-like symptoms, ear infection, respiratory illness and hepatitis.

WHAT ARE PATHOGENS AND PATHOGEN INDICATORS?

There are so many potential pathogens out there that it’s overly complex to monitor all of them, everywhere, all the time. So instead, we typically monitor broad classes of bacteria called coliforms that tend to inhabit the intestines of warm-blooded animals. Finding high concentrations of coliform bacteria indicates a higher chance that pathogens are also in there.

Challenges are that coliforms are also found in soil and plants, most organisms aren’t carrying pathogens anyway and the dose matters. So, finding indicator bacteria just points to possible—but not definitive—exposure to pathogens, and a little exposure can be tolerated by our immune systems anyway.

HOW IS THE ASSOCIATION MONITORING FOR PATHOGENS?

PMLA staff sample water in each of the three beach areas weekly throughout the summer season. GCSD (which provides drinking water) also samples monthly throughout the year near the dam. Those samples are analyzed for total coliform, fecal

coliform and *Escherichia coli* (*E. coli*, for short). Fecal coliforms are found primarily in the guts of mammals. *E. coli* are a specific strain of fecal coliform which have been linked to numerous foodborne illness outbreaks. But again, these are all merely indicators, not pathogens themselves.

Due to the excessive number of Canada geese residing around the lake and defecating so prolifically, I also (carefully) sample their feces twice per summer and analyze them for actual pathogens: *E. coli* O157:H7 (a specific strain of *E. coli*) and *Shigella* species. Last summer and this past June, those pathogens were not detected.



The author sampling some of the many geese feces in 2021 at the Dunn Ct. beach area.

WHAT DO WE KNOW?

The indicator bacteria are almost always detected in open-water samples. But fortunately, their concentrations tend to be well below the thresholds for concern. One challenge for interpreting these results, however, is that the thresholds for concern are based on multiple samples to average-out natural variability, so we can’t make quick decisions about closing beaches until several weeks have passed. Nonetheless, the beaches were closed for several weeks in the summer of 2021 due to consistently high readings. Geese were the likely culprit, but the tests do not identify the source.

WHAT CAN YOU DO TO KEEP THE LAKE CLEAN AND YOURSELF SAFE?

Please do not feed the geese anywhere. Feeding them at the beaches encourages them to hang out (and poop) there. Pick up after your pets. Don’t swim at the beaches if you’ve had diarrhea in the past few days. Don’t swim where there are signs saying the beaches are closed. And if you get symptoms that could have come from your contact with the lake water, alert staff.

A great resource to learn more and

see a statewide map of beach closures is https://mywaterquality.ca.gov/safe_to_swim/.

[Stephen McCord is a Certified Lake Manager with the North American Lake Management Society. He holds a Ph.D. in Civil & Environmental Engineering from the University of California Davis and is a registered Professional Engineer in California. He is President of McCord Environmental, Inc., based in Davis, CA. Comments and questions can be sent via email to sam@mccenv.com.]

**SPEED
LIMIT
25**

**SLOW DOWN
CHILDREN ARE HEADED
BACK TO SCHOOL
KEEP OUR STREETS SAFE**

BUILDING OUR COMMUNITY

ECC GUIDELINES FOR GARBAGE ABATEMENT

RON OBERLANDER – ECC CHAIRPERSON

The ECC is working hard to help clarify the guidelines and help the homeowners in the association with respect to garbage storage and pickup. There have been some questions and comments regarding storage of garbage outside of the pickup day and how to help prevent wildlife from getting into their garbage and trailing it across their lot.

As many know, there has been an increased level of bear activity in and around Pine Mountain Lake over the past few years. In turn, this has led to an increase of garbage being strewn about various lots in the community. In many cases this is due to the inconsistency of following the rules for garbage pickup and results in the maintenance team being required to routinely pick up garbage that has crossed into the common areas within Pine Mountain Lake.

It is important to review Article VIII, Section 9 of the CC&R's which is specific to garbage. It states:

“No rubbish, trash, or garbage shall be allowed to accumulate on Lots. Any trash that is accumulated by an Owner outside the interior walls of a Residence shall be stored entirely within appropriate covered disposal containers and facilities which shall be screened from view from any street, neighboring Lot or the Common Area. Any extraordinary accumulation of rubbish, trash, garbage or debris (such as debris generated upon vacating of premises or during the construction of modifications and improvements) shall be removed from the Properties to a public dump or trash collection area by the Owner or tenant at his or her expense. The Association shall be entitled to impose reasonable fines and penalties for the collection of garbage and refuse disposed in a manner inconsistent with this section.”

It is also important to review the ECC Rules, Guidelines and Construction standards. Specifically, there are two sections in there that refer to specifics about garbage can holders and garbage can receptacles. The definitions are as follows:

- GARBAGE CAN HOLDERS**
- Garbage Can Holders are intended to secure the 32 gallon garbage can(s) on the day of scheduled pick-up ONLY. A holder shall be an open design with no more than 3 sides and a chain or board to secure the cans in place. Garbage Can Holders cannot exceed 30 inches in height from the lowest grade. Each Garbage Can Holder plan will be reviewed on a case- by-case basis, with consideration of slope, access, view obstruction, and service provider input. If proposed holder is in the 20-foot front setback or maintenance easement, the holder shall be a minimum of 5 feet from the road edge and are subject to removal for easement or nuisance. Holders are approved on a revocable encroachment permit. Residences on County roads will also need a Tuolumne County encroachment permit.
- GARBAGE CAN RECEPTACLES (ALSO SEE STORAGE BUILDINGS AND SHEDS)**
- Plans submitted to the ECC should include; Plot Plan with setbacks, easements, property lines, dimensions, material, and location of receptacle. Base platform must be of solid materials such as concrete, gravel, wood or asphalt. Construction of receptacle should be of materials sturdy enough to prevent wildlife from accessing the garbage inside the unit. All storage containers must be secured. Access opening shall have a latch for secured closure. See CC&R, Article VIII, Section 9 and Tuolumne County Ordinances 1752.130 & 1750.180 (c) (2) for placement requirements.
- This is where the ECC would like to address some of the questions and comments from the community.
- 1. Garbage Can Holders**
 - This is referring to the cans that are placed in the 3-sided holder near the edge of the road. This is for DAY OF PICKUP ONLY. Any garbage cans left in the holders outside of garbage day pickup are subject to ECC enforcement and associated fines.
 - 2. Garbage Can Receptacles**
 - These are the receptacles where the

- garbage cans can be stored during the week prior to and after garbage pickup. In general, these need to be immediately adjacent to the side of the primary home and large enough to only hold the garbage cans. It is highly recommended that these are wildlife proof. A bear box is preferred.
- These must follow similar construction standards as storage buildings and sheds.
- BEAR BOX RECOMMENDATIONS:**
- There are many solutions available for approved bear boxes that will help prevent any garbage being strewn across

lots within Pine Mountain Lake. There are other mountain communities in the region that have already required and recommended bear boxes.

The ECC is reviewing and evaluating options for Pine Mountain Lake. In the meantime, if you are having issues with wildlife and garbage being strewn across your lot and you want to avoid enforcement, please submit an ECC application for a garbage can receptacle / bear box so that we can get your project moving forward.

Any questions or comments should be directed to Suzette Laffranchi at communitystandards@pinemountainlake.com.

RECYCLING NOTICE FROM MOORE BROS

WE HAVE DROP-OFF RECYCLING!!

All residents and visitors are asked to source separate their recyclable materials. There are designated bins located at our office located at 11300 Wards Ferry Rd. in Big Oak Flat where you may drop off your recyclable materials anytime **Monday through Saturday 8am to 5pm** (weather permitting). CLOSED SUNDAYS and major holidays.

Acceptable materials include:

- Aluminum beverage containers, tin cans, glass bottles and jars (all colors)
- #1 Plastic (bottle form only) ****#1 clear fruit/veggie, sandwich or salad clam shell type containers are NOT allowed****
- #2 Plastic (bottle form only) ****#2 colored plastic coffee containers are NOT allowed****
- **ALL CONTAINERS MUST BE RINSED AND FREE OF LIDS AND CAPS**

We also accept Mixed Paper, newspaper, magazines, catalogs, junk mail, paperback books & shredded paper which can all be put in the same bin. NO WRAPPING PAPER ALLOWED

CARDBOARD BIN ACCEPTABLE MATERIALS INCLUDE:

Cardboard, Carton Board such as cereal and cracker and soda/beer boxes, etc. are also accepted and can be placed in the cardboard bin with the cardboard. THESE ITEMS NEED TO BE FLATTENED OR BROKEN DOWN AND ANY PACKAGING MATERIALS OR TAPE REMOVED.

IF THE CARDBOARD BIN IS FULL OR YOU HAVE A LARGE LOAD OF CARDBOARD TO RECYCLE, we ask you to take it to our shop location at 17641 Yates St. in Big Oak Flat where we still maintain a 50 yard cardboard recycle box.

PLEASE DO NOT THROW PLASTIC BAGS OF RECYCLABLES INTO THE BINS.

2022 PROPERTY OWNER SURVEY RESULTS

MIKE GUSTAFSON, CHAIR, LONG RANGE PLANNING COMMITTEE

Every three years since 2010, the Long Range Planning Committee (LRPC) creates a new Property Owner Satisfaction Survey which helps guide your board and management in setting priorities and budgets. The 2022 survey was available for input from April to the end of June. I am happy to report that 941 members took the time to provide their views on PML.

The most interesting results are summarized here; the full report was delivered at the July 16 Board of Directors meeting and can also be found on the PML website.

Q3: what best describes the current state of your PML Property?

- Primary residence 38%
- Second home never used as a rental 49%
- Second home used for long or short term rentals 9.5%

This questions tracks what we already know about the distribution of homes at PML. No new information here or any surprises.

Q4: Pick the top five amenities/services that are important or very important to your family's enjoyment.

- Fire threat and fuel reduction 97%
- Crime Prevention and Maintenance Department tied at 95%
- Lake and Marina 93%
- Department of Safety 92%
- Compost Area 74%
- The Grill 73%

Surprisingly, the Golf Course was way out of the top five at 56%! Previously the Golf Course and Lake and Marina are neck and neck on this question.

Q5: rate the Golf Course on quality, completeness, prices, etc.

- Good to Excellent 63%
- Unable to rate or do not use 36%

Q6: rate the Lake and Marina on quality, completeness, prices, etc.

- Good to Excellent 90%
- As a lake person I was pleased to see the lake and marina amenity do so well.

Q10: rate the Country Club Grill, quality, prices, etc.

- Good to Excellent 76%
- Poor to Very poor 15%

Q11: rate the professionalism, responsiveness, etc. of the Safety Department.

- Good to excellent 82%

Q18: rate the Equestrian Center, quality, completeness, prices, etc.

- Good to excellent 31%
- Unable to rate, did not use 67%

The Equestrian Center, besides horse stalls and animal support, is also the biggest venue in PML often used by groups for their large events.

Q20: rate our Compost/Green Waste Facility.

- Good to excellent 79%

For some reason this made me chuckle, we all just love hauling stuff to the compost yard.

Q21: asks about the potential renovation of Lake Lodge.

- Flooring and meeting area 30%
- Install a commercial kitchen 28%
- Improve restrooms 27%
- Fix up the deck and BBQ area 25%

Q24: rate the Maintenance Department.

- Satisfied to Very satisfied 91%.

These folks take care of everything you see, use or ride on at PML. They are doing a great job and the 818 respondents think so as well!

Q26: have you been negatively impacted by a rental property near you

- Occasionally to Frequently 36%
- Never to Rarely 63%

Clearly, we need continuing attention on the issue of short-term rentals.

Q29: how satisfied you are with the overall PML experience based on the assessments you pay?

- Satisfied to very Satisfied 76%
- Dissatisfied to Somewhat Satisfied 24%

Q32: last but not least, are you in favor of reducing the goose population?

- Yes 88%
- No 12%

This is very helpful information for the board and management team. In the coming months, you'll see priorities and budgets that reflect your opinions in this survey. I want to thank my fellow committee members, Bob Asquith, John Wiesenburger, and Don Felts for their help in creating this survey. Joe Powell and his staff were invaluable in loading the survey and the results. Most importantly, thank you to the homeowners who responded to the survey and shared their opinions.

RECREATION UPDATE

MICHELLE CATHEY – RECREATION & SEASONAL OPERATIONS MANAGER, CCAM & CPO

PMLs Independence Day Celebration was a blast. Thank you to everyone that came out and made it a special day. One of my favorite improvements was keeping the music going until the fireworks were done. It created a patriotic atmosphere. The fireworks were awesome! They were big and bright and beautiful...and like every year, there were a couple that did not go off during the show, so the pyro engineer and Cal Fire coordinated to detonate them after the show.

One thing we did different, was we implemented support for the reminder that was published for this event that states "Members cannot set up on the

beach and leave." In the past, when people set up and left there was no one to talk to; therefore, we were not able to follow up and encourage compliance. This year, there were about 30 people who set up at 6 am and left the beach for an extended period of time. PML waited 1 hour and if they hadn't returned, then we disassembled their pop tent/chairs and placed them in the space. I recognize this caused conflict, especially because no one has enforced this before. However, it is very important, especially during this event, to be courteous and be present if you are using space on the beach.

Next year, I will share additional reminders in the PML news before the

event to remind people not to set up on the beach and leave. We will also put out sandwich boards on the beach the day of the event. I thank you in advance for adapting and growing in this area.

While you were at the beach, did you have a chance to check out the Marina Store? It has new merchandise. We are trying to diversify what is sold and there are a lot of great options. While you're there, you can go to the café to grab a bite to eat.

If you don't want to go to the Marina, but still want to have fun. Then there is the Swim Center. The pool is relaxing and a great place to take the family. There is a lot of opportunity to

meet new people and socialize while swimming and enjoying yourself.

For those of you who are not into playing in the water all the time, you can also go to the Stables to do a trail ride and/or lesson. This is something you can do as an individual or a group. Call the Stables to set up a reservation at 1 (209) 962-8667.

Other activities available include tennis, pickleball and the shooting range. There is so much to do and only a little summer left. So, get out there and try something new!

For any questions or comments, please feel free to write me at m.cathey@pinemountainlake.com

Submission Guidelines

The PML News is the Official Newspaper of Pine Mountain Lake Property Owners

The PML News is dedicated to reporting PML Association business and PML Association news to Pine Mountain Lake Property Owners.

The PML News receives more than 100 Tuolumne County/Groveland community related submissions each month. All such community related articles and notices will appear in the PML News on a SPACE AVAILABLE basis and at the DISCRETION of the PML News Publishing Editor.

DEADLINES

Advertisements must be received IN FULL (text, MLS info, images, logos, etc.) by the 10th of the month for the following month's edition. Only advertisements received in full will be guaranteed to be published in that month's edition. **NO EXCEPTIONS.**

MEDIA ACCEPTED email

SOFTWARE (Articles)

InDesign, Microsoft Word, Adobe Pages, or TXT formats only.

SOFTWARE (Advertisements)

PSD, JPG, PDF, EPS or TIFF only.

TEXT/GRAPHICS

Handwritten text is not accepted. Material composed completely of capital letters is not accepted. Please use uppercase and lowercase letters in composition. Ink jet printed images are not accepted. Images are accepted ONLY as camera ready art, original photos (to be scanned) or as JPEG, TIFF or PDF files created with above listed software. All scans and bitmap images must be in TIFF or JPG format at least 200 dpi at 100% (300 dpi preferred). Ad files are stored for 90 days from first run date. Older ads that have not been running must be resubmitted. (See Display & Insert Advertising Contract "Design and Preparation Charges.")

E-MAIL TEXT/GRAPHICS

Text/graphics may be delivered as e-mail attachments via the Internet. Send to: pmlnews@sabredesign.net.

AD DESIGN and PROOFS

Ads that are requested to be sent to other periodicals require a usage fee from the advertiser (see Display & Insert Advertising Contract "Design and Preparation Charges"). Proofs are available upon request and final proof approval for all ads is expected within 24 hours. Changes made are LIMITED to typographical or graphic placement errors. NO OTHER ADDITIONS OR CHANGES WILL BE MADE.

SUBMISSION DEADLINES

Articles — 10th each month
Ads — 10th each month
Classifieds — 15th each month

NOTICE

The Pine Mountain Lake News, established July 25, 1973, is printed monthly for residents of Pine Mountain Lake and sold in the Groveland, CA 95321 area. Members can access the PML News monthly edition online at www.PineMountainLake.com. Every month the newest edition of the PML News is posted online before the first of each month. Interested parties can subscribe to the traditional "hard copy" and receive a copy by mail each month.

The PML News is mailed to approximately 3500 PML property owner households each month. Up to 500 copies are rack-sold in the local Groveland area. Our circulation reaches approximately 1200 full-time, resident, PML property owners and approximately 2300 "weekender," non-resident, property owners who maintain primary residence in Northern California, in Southern California, or in other states. For more information regarding the PML News, please call the PML Administration Office at (209) 962-8600. We greatly appreciate your contributions but please note that the PML News fills up very quickly — often by the 7th or 8th of the month (long before the 10th deadline). To ensure that your submission is reviewed for publication please submit in full and as early as possible. Please remember that the PML News is limited in capacity and your submissions are reviewed on a first-come-first-served, space-available basis.

We publish all PMLA related submissions such as Board & Management Business, Clubs, Activities & Events. Where space remains, we publish non-PMLA related submissions in our "Community" section.

We do our best to provide timely news. If you experience delayed delivery or have misplaced a particular edition, please visit us at the PMLA website www.pinemountainlake.com for a downloadable PDF of the News posted by the 1st of the month and a downloadable PDF list of ad rates.

SUBSCRIBE TO THE PML NEWS TODAY!

NAME _____

UNIT _____ LOT _____

MAILING ADDRESS _____

NO CHARGE FOR PROPERTY OWNERS (BULK)

\$6/YR FOR CO-OWNERS (BULK);

\$10/YR FOR NON-PROPERTY OWNERS (BULK)

\$20/YR FOR PROPERTY OWNERS (1ST CLASS)

\$30/YR FOR NON-PROPERTY OWNERS (1ST CLASS)

ENCLOSED IS MY CHECK IN THE AMOUNT OF

\$_____ (PAYMENT DUE IN FULL)

SEND THIS SUBSCRIPTION TO:
PINE MOUNTAIN LAKE ASSOCIATION
19228 PINE MTN. DR. GROVELAND, CA 95321
ATTN: MELODY

PINE MOUNTAIN LAKE ASSOCIATION JOB OPENING



CONTROLLER POSITION

The Controller manages and oversees Pine Mountain Lake Associations financial activities, technology integration, internal control, tax compliance of the Association. Manages and trains Accounting staff. Asset management is the central focus of this position. Strong communication skills that are professional and courteous when speaking with property owners and staff.

Bachelor's degree (B.A.) from four-year College or university; or four to five years related experience and/or training; or

equivalent combination of education and experience. CAFM certification a plus.

Full job description on website.

Salary \$75k to \$95k DOE
Offering new hire Incentive bonus

Full benefit package: medical/prescription/dental/vision/401k, PTO and paid holidays

****Must be able to pass background check including pre-employment drug screen**

****Must have CA Driver's License and clean DMV record.**

Online application link on website, www.pinemountainlake.com, click on "Employment Application" and create a profile to apply for this position.

Shannon Abbott, HR Manager 209-962-8628 • pmlhr@pinemountainlake.com
Equal Employment Opportunity Employer

GUEST & RENTERS HANDBOOK IS AVAILABLE ONLINE!

You can now view or print the Guest and Renters Handbook from the PML Website.

Go to our website at:

WWW.PINEMOUNTAINLAKE.COM

and click on Resources, then scroll down to the bottom of the page and click on Guest and Renters Handbook. This handbook has valuable information for Guests and Renters in Pine Mountain Lake.

VISIT US ONLINE
www.pinemountainlake.com

FROM THE FRINGE

MIKE COOK, PGA HEAD GOLF PROFESSIONAL

The Golf Shop Staff is here to assist you in every way possible so please call us if you have any questions or need our assistance at 962-8620. Our Summer Golf Shop hours are from 7:00am until 6:00pm, 7 days a week.

UPCOMING EVENTS

LADIES 9-HOLE GOLF CLUB

Weekly Play Day – Thursdays

LADIES 18-HOLE GOLF CLUB

Weekly Play Day – Thursdays

MEN'S GOLF CLUB

2 Man Better Ball – Saturday August 6

MEN'S GOLF CLUB

4 Man 2 Best Balls – Wed. August 16

GOLF COURSE FIRST TEE TIME

In August the first tee time of the day will be 7:30am.

ONLINE TEE TIME RESERVATIONS

Online tee time reservations are in the works, more information to follow. Check on the website for updates.

PUNCH CARDS

Pine Mountain Lake Association Property Owners can save up to \$6.00 per round by purchasing a Punch Card in the Golf Shop. For more information call or come into the Golf Shop.

CALLAWAY GOLF COMPANY

Callaway Golf Company has come out with a very diversified line of golf clubs for 2022. If you are in the market for a new set of clubs, we have trial sets available in the Golf Shop for you to take to the range or out on the golf course to try out. Stop by the Golf Shop and check them out.

MEN'S & LADIES GOLF CLUBS

If you are interested in joining the Men's or Ladies Golf Clubs, you can call the Golf Shop 962-8620 and we will give you the information you need. Applications are available in the Golf Shop. The Men's Club has a website (www.pmlmgc.com) that you can visit to sign-up online for your membership (see Men's Club eligibility rules) or to print an application.

Once you are a Men's Club Member, you can sign-up for tournaments online.

2022 JUNIOR GOLF CLINICS

This year's remaining clinic is as follows: August 4, 5 & 6

Beginning Classes 9:30 – 11am

Intermediate Classes 11:30 am – 1pm

A registration form is available on www.pinemountainlake.com. For questions call the Golf Shop 209-962-8620.

18 HOLE LADIES GOLF CLUB HANDICAP CHAMPIONSHIP

This year's 54-hole event was played on May 5, 10 & 12. Congratulations to the 2022 Champion Elisa Hoppner.

MOTHER LODE INVITATIONAL

This year's event was played on June 34 & 25 and featured 32 two-man teams. Here are the winners of the Gold and Silver Flights:

Gold Flight Winners – Larry Drew & Tim King

Silver Flight Winners – Paul Hippe & Ken Hummel

PINE MOUNTAIN LAKE GOLF APP

Pine Mountain Lake Golf & CC has an app that you can download FREE from the app store. There are many fun and useful features on the app such as:

- Golf course GPS
- Players can measure their shots
- Golf course hole by hole flyover
- Interactive scorecard
- Score posting
- Player profile and automatic stats tracker
- Special offers
- Food & beverage menus and ordering
- Receive notifications concerning special events
- Weather information
- PMLA Member information & online payments

CARE OF THE GOLF COURSE

TAKING CARE OF THE GOLF COURSE IS EVERYONE'S RESPONSIBILITY; PLEASE DO YOUR PART!

Replacing Divots – PML is a DIVOT

FIRST facility; that means that if the divot is intact or even a portion of the divot is intact, we want you to replace the divot first and press the divot down firmly with your foot. When an intact divot is replaced, it will begin to root right away but a mulch filled divot will take weeks to fill in. If the divot hole is not totally filled in by the divot that you replaced then fill the rest of the hole with mulch and press down the divot firmly with your foot. If the divot is not intact, then fill the divot hole with mulch and smooth the mulch with your foot so it is level with the ground.

Repairing Ball Marks – This is one of the major negatives in our great game; players either do not know how to repair ball marks correctly or don't even attempt to repair them. Here is the correct way to repair a ball mark:

Insert the divot tool just outside the edge of the ball mark, use the divot tool to mend in the outside portion if the ball mark towards the middle. Then use your putter to tap down the repaired turf. If a ball mark is repaired properly, you will not even be able to tell that there was a ball mark. **NEVER PULL UP THE MIDDLE OF THE BALL MARK.**

Raking Bunkers – We are back to normal procedures concerning bunkers; PLEASE make sure that you rake the bunker after you have hit your shot.

Golf Carts – Driving golf carts on

the fairways has a negative effect on turf conditions over time. PLEASE use the 90-degree rule posted in each golf cart in order to minimize the cart traffic on the fairways. **Reminder – Driving golf carts behind any of our greens is NOT ALLOWED.**

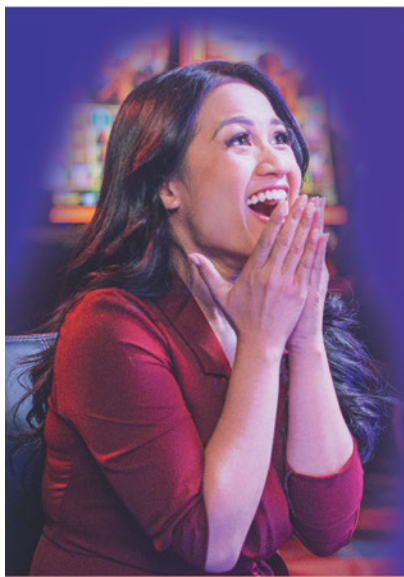
NEW PINE MOUNTAIN LAKE PROPERTY OWNERS

If you are a new Pine Mountain Lake Property Owner and you are interested in getting acquainted with other Property Owners who play golf, call the Golf Shop and we will let you know what golfing groups you may be able to join or what golf activities are planned for the year.

PROPERTY OWNER ANNUAL GOLF CART RENTAL AGREEMENT

Every person who drives a golf cart on the course, is required to sign a golf cart rental agreement at the time of registration, before they can drive a golf cart. PML Property Owners sign the agreement one-time and that covers the entire year. If you have not signed your agreement you can go to the PML website (www.pinemountainlake.com) and fill it out and sign online or you will be asked to sign the form when you register in the Golf Shop. Click on amenities, then click on golf and you will see the agreement with other forms available. If you have any questions, please call the Golf Shop 209-962-8620.

**MAKE PML YOUR
ONE-STOP-SHOP
FOR ALL YOUR GIFT GIVING!
PICK UP A GIFT CARD FOR:
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ACCESSORIES • THE GRILL
HUNTING & FISHING LICENSE VOUCHERS
GIFT CARDS ARE AVAILABLE AT THE
ADMINISTRATION OFFICE, THE GRILL,
AND AT THE PRO SHOP**



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\$600,000 **GREAT** **ADVENTURE** *Giveaway*



Let Your Journey Begin!

JUL 4 - SEP 5
WE'RE GIVING
AWAY \$39,000
EVERY WEEK!



**MORE PASTA NIGHTS
ARE HERE!**

STARTING AT \$16



**Play in our
slot tournament
twice every
Tuesday
and compete
for over
\$3,000
in **CASH**
& **eCASH**
prizes!**



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Must be 21 years of age or older and have a valid government-issued photo ID acceptable management and be a Chukchansi Rewards Club Member for any and all transactions. Management reserves all rights to cancel or modify all offers, promotions and/or events without prior notice. Restrictions and exclusions may apply. Please visit our website for further details and what to expect during your visit.

DINNER MENU

WEDNESDAY – SUNDAY
5PM – 9PM



CLOSED MONDAY & TUESDAY
RESERVATIONS ARE REQUIRED
FOR DINNER CALL 209.962.8638

Please note: prices and items subject to change

APPETIZERS

Shrimp and Crab Cocktail

bay shrimp, crab meat and a prawn tossed in our house cocktail sauce 14

Crispy Calamari

lightly battered served with cocktail sauce 23

Caprese Garlic Bread

Ciabatta bread topped with garlic, fresh mozzarella cheese, sliced tomatoes and fresh basil with a drizzle of balsamic syrup 10

Marsala Mushrooms

Sauteed in garlic, onions and marsala wine then finished with parmesan cheese & fresh basil 14

Avocado Toast

lightly grilled sourdough, creamy avocado, tomatoes and arugula with green goddess dressing 14 • add grilled shrimp 7 • add grilled chicken 6

SALADS

Shrimp Louie

bay shrimp and prawns over a bed of crisp greens with avocado, egg, tomato, cucumber and thousand island dressing 20

Seared Ahi Tuna Salad

seared tuna on a bed of fresh greens with bell pepper, avocado, cucumber, carrot, topped with wonton strips with sesame dressing 25

Traditional Spinach Salad

spinach, bacon, mushroom, feta cheese, egg and marinated red onion with vinaigrette dressing 14

Sierra Salad

crisp romaine lettuce, tomato, artichoke hearts, marinated red onion and feta cheese with caesar dressing 14 • add grilled shrimp 7 • add grilled chicken 6

14" BRICK OVEN ARTISAN PIZZA

substitute cauliflower pizza crust add, 2

Classic Margherita

sliced Roma tomatoes, fresh basil and mozzarella cheese with a light pesto drizzle 17

Pork Deluxe

Smoked pork burnt ends, bell pepper, jalapenos, caramelized onion and cilantro with mozzarella cheese and BBQ sauce 25

Smoked Gouda

prosciutto, arugula, tomato, olive & sweet onion 21

The Italian

Sausage, bell pepper, onion, olives, mushrooms 23

Garlic Chicken

chicken, bacon, artichoke hearts, black olives, green onion and mozzarella with a garlic ranch sauce 23

Meat Lovers

Sausage, prosciutto, pepperoni, salami, and bacon 28

ENTREES

8oz Prime Sirloin

Topped with garlic mushrooms served with baked potato 35

Seared Ahi Tuna

seared medium rare with crispy sushi rice cake, seaweed salad, wasabi aioli & soy ginger vinaigrette 32

Smokey Mountain Macaroni & Cheese

A mountain of smoked pork burnt ends on our white cheddar and fontina Mac-n-cheese served with cole slaw 22

Grilled Apple Honey Chipotle Pork Chop

White Marble Farms bone-in pork chop topped with honey chipotle glaze served with garlic mashed potatoes 28

Cedar Plank Salmon

Topped with garlic lemon and rosemary served with rice pilaf 29

Shrimp Tortellini

Cheese Tortellini and shrimp tossed in a creamy marinara sauce and garnished with a classic Italian gremolata 24

Tuscan Chicken

Mary's boneless skinless chicken breast in a creamy garlic sauce with spinach, tomatoes and fresh herbs served with garlic mashed potatoes 23

BURGERS

All Burgers served with lettuce, tomato, pickle & onion and french fries or sweet potato fries or garden salad.

Add: pepper jack cheese, cheddar, blue cheese, swiss or smoked gouda, caramelized onions, mushrooms, bacon or avocado 1 ea for an additional 2 ea choose: onion rings, garlic fries or a caesar salad

Grilled Angus Chuck

Half pound 16

Sliders

three Certified Angus Beef mini burgers with your choice of cheese 17

Turkey Burger

seasoned ground turkey 16

Vegetarian Black Bean Burger

For the veggie lover 13

Beyond Burger

plant based patty 15

We accept visa, MasterCard, American express & discover, no personal checks please.
WARNING: This facility processes nuts, dairy, flour, seafood, etc. which may be considered allergens.
Eating raw or undercooked meat, seafood, poultry and eggs may cause serious foodborne illness

JOIN US AT THE GRILL
FOR AMAZING FOOD
AND COCKTAILS



MOORE BROTHERS PREPAID BAG BIN

The bin (dumpster) at the PMLA Maintenance Yard entrance is for the dumping of prepaid, Moore Bros., trash bags ONLY. No dumping of any other trash items are allowed. Violators will face enforcement action. Please help us keep this area clear and ensure that the dumpster can remain in place for our residents use. Thank you!

THE PREPAID BAGS CAN BE PURCHASED AT THE MAIN GATE AND THE PMLA OFFICE

WELCOME TO THE
Hidden Jewel of the Foothills
PINE MOUNTAIN LAKE
GOLF & COUNTRY CLUB

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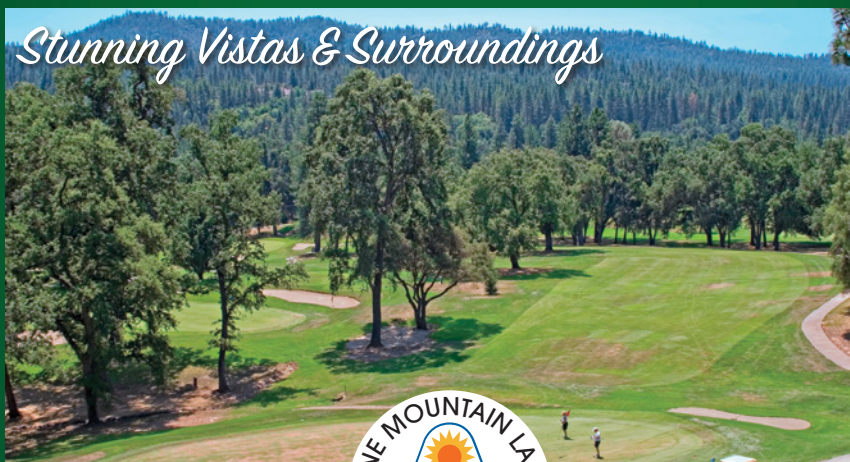
Championship Golf Course



Beautifully Manicured Greens



Stunning Vistas & Surroundings



Mountain Golf  *at its Finest!*

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209-962-8620

PINE MOUNTAIN LAKE IS NOW HIRING!



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- BENEFIT PACKAGES*
- HIRING BONUSES**
- WORK CLOSE TO HOME



Employment Questions Contact
Shannon Abbott, HR Manager
19228 Pine Mountain Dr.
Groveland Ca. 95321

Phone: (209) 962-8628 Fax: (209) 962-0624
Email: pmlhr@pinemountainlake.com

Apply at: www.pinemountainlake.com/job-opportunities/

* Benefits vary by position and job status. ** Hiring Bonuses are subject to change and vary by position
Pine Mountain Lake Association is an Equal Employment Opportunity Employer

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DISCOUNT**

Mention this ad for a
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services.

Minimum charge applies.



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MAINTENANCE MATTERS

RICK LAFFRANCHI – MAINTENANCE AND OPERATIONS MANAGER

“Breathe the Sweetness that Hovers in August”- Denise Levertov

August is here, and the heat is on the building and grounds team is busy prepping our Maintenance Administration building for siding, the concrete hardy board we are using will help in “Fire Hardening” the building to help prevent loss of infrastructure at the hands of a forest fire. The team is also busy deploying goose deterrents at the Marina and Dunn ct. you may notice 3D hawk and owls hanging from the trees at the Marina, also at multiple locations we have blowup “owl eyes” and finally an electronic owl vocalization unit

has been deployed in the hopes we can reduce the goose impact on our beaches and lawn. The Roads crew as always is incredibly busy performing asphalt Curb work throughout the association, this work helps to divert water correctly from the road, while protecting the road edge from the inevitable erosion. Lake clearing to include lily’s, grass and the occasional escaped float toy continues, remember as the water level in our lake drops obstacles and obstruction may be exposed if you see something make sure to report it so it can be dealt with accordingly. This year is flying by and there is still so much to do, so back to work for us, and to all of you we hope for a wonderful August.

ENJOY A SAFE AND HAPPY SUMMER!



TWO GUYS PIZZA PIES
18955 Ferretti Rd., Groveland
(Just 1/2 Block Off Hwy 120)

Check out our weekday
LUNCH SPECIAL!

We ♥ Phone Orders
(209) 962-4897

\$1.00 OFF
ANY SIZE TWO GUYS
PIZZA OR CALZONE

One coupon per order, per visit. May not be combined with any other offer and/or coupon. Not valid on delivery.

PMLN 0822 Offer Expires 09/15/22

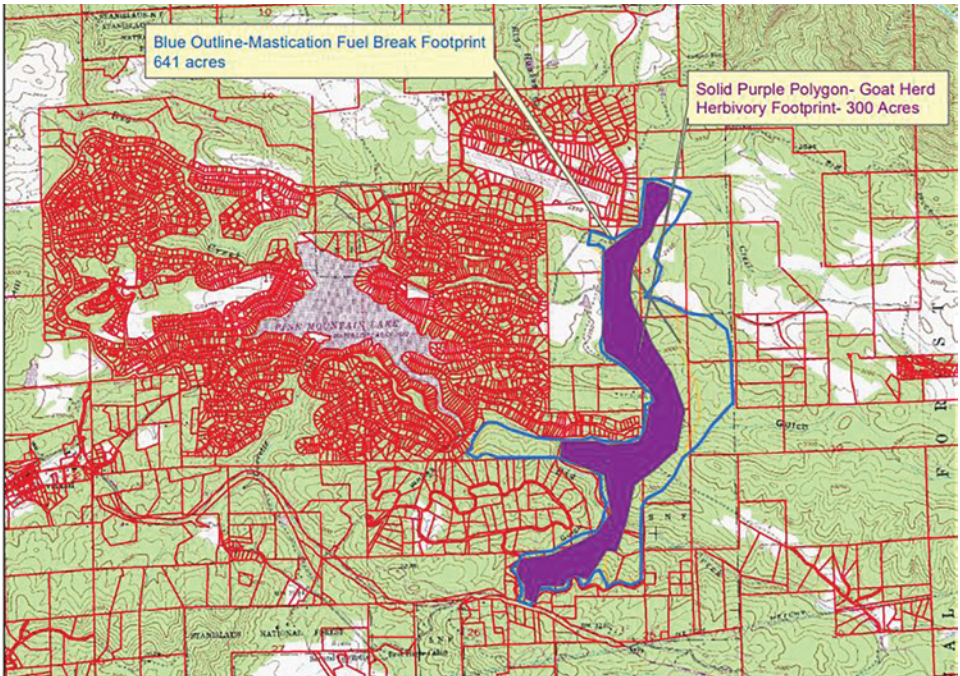
\$2.00 OFF
ANY LARGE OR EXTRA LARGE
TWO GUYS PIZZA

One coupon per order, per visit. May not be combined with any other offer and/or coupon. Not valid on delivery.

PMLN 0822 Offer Expires 09/15/22

FIRE SAFETY

JOE MILANI – FIRE SAFETY COORDINATOR



August is typically a very active month for wildfires due to drying fuels, warm summer winds, and high temps. Many of us have prepared our properties in the event of a wildfire, and have worked to create a defensible space necessary to help combat wildfire. No matter how prepared we are thousands of wildfires strike California every year. Please! As Smokey says; only you can prevent forest fires!

In other news, I’m pleased to report that the Tuolumne County Resource Conservation District (TCRCD) is moving forward with the large grant project, coined Pine Mountain Lake Fuel Reduction project. The project organizers are currently in the planning phase mapping the area, acquiring rights of entry to the 19 parcels involved, and working on CEQA, known as the California Environmental Quality Act. Ultimately the main goal is to develop treatment plans to create strategically placed fuel breaks that will reduce wildfire hazards, provide greater safety to fire fighters, reduce intensity of wildfires, and create defensible space around communities and critical assets. Treatment plans may include any/all of the following:

- from residence or structures
- Pruning vegetation that could become ladder fuels in a fire situation
- Removing dead or dying trees
- Removing trees crowding a healthy forest
- Pruning tree branches that are within 10 feet of the ground
- Targeted grazing on approximately 50% of the fuel reduction footprint (used as a maintenance tool to reduce future vegetation re-growth)
- No herbicides will be used

The fire safety team is looking forward to working with TCRCD on this critical fuel reduction project that will benefit our community greatly.

Please remember to test your smoke and carbon monoxide detectors once a month and replace any faulty alarms or low batteries immediately.

Lastly, fire safety inspections will continue in Pine Mountain Lake. Remember a fire safe community begins with you! If you would like an inspection of your property, or you are looking to educate yourself more, our fire safety team would love to help. If you have questions or concerns regarding fire safety, you can contact Amanda Darrow at (209) 990-5263 or email her at Inspector1@pinemountainlake.com. I can be reached at (209) 990-5260 or Email J.milani@pinemountainlake.com.

- Clearing underbrush vegetation and removing brush and small trees, up to 12-inches in diameter at 4’6” feet from ground level in areas located more than 100 feet

LETTERS TO THE EDITOR

LETTERS TO THE EDITOR RECEIVED	10	DEFERRED TO NEXT EDITION BY	
DENIED BY EDITORIAL COMMITTEE	1	EDITORIAL COMMITTEE	0
Exceeds 250 word maximum	0	DENIED BY BOARD OF DIRECTORS	0
Content	1	DEFERRED TO NEXT EDITION BY	
Not a property owner	0	BOARD OF DIRECTORS	0
"THANK YOU" LETTERS RECEIVED*	0	* Thank you's do not require editorial committee approval	

Submit Letters to the Editor by sending to "Editor, PML News"
Mail: 19228 Pine Mountain Drive, Groveland, CA 95321
Email: PMLNews@sabredesign.net

PLEASE NOTE THAT ALL LETTERS
APPEAR IN THE ORDER THEY WERE RECEIVED BY THE PML NEWS

The Pine Mountain Lake News welcomes letters and articles for publication provided they meet the criteria established in the current PMLA Editorial Policy (See excerpt below – entire policy on file at the Administration Office). Letters must be limited to 250 words, typewritten using upper and lowercase letters or neatly printed (no all-capital material) and signed with name, mailing address, PML unit/lot number, and day/evening telephone numbers by a property owner in good standing. **LETTERS MUST BE RECEIVED BY THE EDITOR BY THE 10th OF THE MONTH. Letters deemed by the EDITORIAL COMMITTEE to be improper will not be accepted. Readers are advised that THE OPINIONS EXPRESSED IN THESE LETTERS ARE THOSE OF THE INDIVIDUAL AUTHORS, NOT OF THE PMLA, THE PINE MOUNTAIN LAKE NEWS, NOR THEIR EMPLOYEES.**

RENTAL HOMES

The PML Board CAN address affordable housing.

It shouldn't allow short-term (S-T) rentals of less than 90 days. It's easy. I sat on an HOA board and we didn't allow ANY Air-BNB or leases for less than 90 days AND all tenants had to register. We fined owners who didn't comply and it solved the problem. The law is on the side of the HOA here.

There's no legal obligation to allow S-T rentals.

PML isn't a resort. Long term (L-T) renters and owners alike can become a part of the community in ways S-T renters never can; they neither live nor own here.

MUCH previous L-T rental stock is now off the market due to investors converting homes to S-T only rentals.

Please don't allow S-T rental owners to become a constituency! Their financial gain should be of NO concern to the board.

Many L-T renters have long been a major part of our local workforce. The board acts to our disadvantage by allowing S-T rentals.

Amenity use by S-T rentals is negated by reduced quality of life. It also reduces much needed housing stock for PML workers!

The explosion of S-T rentals is the largest correctable contributor to the PML labor shortage.

Other factors exist but are out of the

control of the Board. S-T rentals are aligned with a reduction of quality of life AND the loss of much needed housing stock for local labor!

Ban S-T rentals and create affordable housing.

Best –

Chris Emerson
Groveland, CA

BOARD ELECTION

We have known Karen Hopkins and Mike Gustavson for several years and we encourage all PML homeowners to vote for them in the upcoming election. Both have served on the PML board and have demonstrated their commitment to our community and to our association through their contributions of their expertise, their experience, and their time. We would be fortunate to move forward with both of them on our board.

Your truly
Michele and David Roberts
Groveland, CA

2022 Board Election
Very soon we will have the opportunity to elect 2 Board members to the PML Board of Directors. As a 27 year

PAINT DISCOUNT PROGRAM

Kelly-Moore Paint Company has been serving Pine Mountain Lake for 40 years. They want to remind PML property owners of the discount program that has been established for them. This program offers a generous discount on Kelly-Moore paint and accessories such as rollers, brushes, tape, caulk, etc. Delivery is available on orders of 10 gallons or more. This special discount opportunity is available with proof of Pine Mountain Lake membership (Member ID Card) on a cash or credit/debit card basis only (no checks please).

Although this program was initiated through the Sonora store, it will be honored at any Kelly-Moore Paint Company store. If you are interested in this discount program, call your local Kelly-Moore Paint store for details.

property owner, active resident and community member, I am voting for Mike Gustafson and voting to re-elect Karen Hopkins. As long time property owners they are both committed to the HOA and ALL of its' members, have no special interests and remain positive in their approach to maintain the integrity of our beloved PML. Each election cycle there are those that spread untrue rumors and accusations of candidates and the negativity abounds. They both rise above it and run with the utmost honesty and ethical principles. .

Vote Karen and Mike.

Patti Beaulieu
Groveland CA

We would like to encourage Pine Mountain Lake voters to support Mike Gustafson in the upcoming election for board members. Mike's experience as a board member and as President for many years is invaluable . Under his leadership in the past the board functioned purposefully and effectively. Let us move forward by supporting and endorsing him once again.

Nadine and Gordon Pedron
Groveland CA

WATER QUALITY & TESTING

I'm wondering when and how often the swimming area waters are tested? Is the information available to all? If not, why not?

With all the honking going on about the geese, perhaps we need to

test more frequently for the safety of our swimmers.

Thank You

Kathleen Malloy
Groveland CA

EDITORS NOTE: PMLA does perform frequent water quality tests. For more information on the results and what the Association is doing to monitor for pathogens, please see Dr. Stephen McCord's article on page 8 of this edition of the PML News.

BOARD ELECTION

As residents of Pine Mountain Lake, we are once again privileged and proud to cast our vote for Mike Gustafson to represent us as a member of the Pine Mountain Lake Board.

We know that Mike will be fair, smart and open-minded and will give thoughtful consideration to the decisions he makes on behalf of the residents of Pine Mountain Lake. His proven track record in business, as well as his prior positions on the PML Board are evidence of this.

We are happy to support Mike.

Cordially,
Judy and Ron Cone
Groveland CA

I have known Karen Hopkins for more than 30 years, having worked with her in Silicon Valley prior to moving to PML. I know her commitment to high standards, honesty, transparency, fairness and open-mindedness. Karen is a straight shooter who will

tell you like it is and makes carefully deliberated decisions that will positively impact our community. She has proven that over the past years in her role on the PML Board of Directors. Karen will continue to support projects and issues that are important to our membership and keep PML a great place to live.

Mike Gustafson also has served on our Board of Directors for many years and has served PML residents well. Again, he is straightforward in his communications and is a no-nonsense kind of guy. His honesty, intellect and cool-headedness enable him to focus on the issues at hand and give thorough consideration to all sides of any given issue.

Please keep the PML Board occupied with board members who have the proven skills to maintain and continue to improve our HOA for the benefit of all PML residents. It's imperative that we maintain level-headed and trustworthy board members who will maintain our well-run HOA.

On August 20th, PLEASE VOTE FOR KAREN HOPKINS AND MIKE GUSTAFSON.

Dori Jones
Groveland, CA

I support Mike Gustafson for the Pine Mountain Lake Board of Directors. I believe his past experience on the Board makes him a valuable asset as we go forward into less certain

times. His track record on our Board is 2nd to none! Mike has always had the homeowner's of Pine Mountain Lake at the forefront of his decision making.
I support Mike Gustafson!

Rick Eason
Groveland CA

Dear PML Neighbors,

I am happy to once again support Mike Gustafson in the upcoming election for PML Board of Directors. As many of you know, Mike has previously served on the Board and is very knowledgeable about what works for our HOA. He understands very well balancing the HOA's needs and managing any of the trade-offs of tough decisions. He has repeatedly demonstrated his commitment to serving the interests of all our homeowners, not just serving a small group. I know Mike to be extremely logical and pragmatic in his decision making and overall leadership. This position takes courage and is often thankless, yet Mike has chosen to continue to try to lead our HOA to be even better in the future.

I strongly urge you to consider Mike Gustafson when voting in our upcoming elections. He knows how to serve our community.

Respectfully,
Michael and Jules Thoben
Groveland CA

**GO TO THE OFFICIAL ONLINE PRESENCE
OF THE PMLA FOR THE LATEST
NEWS & INFORMATION**

**PINEMOUNTAINLAKE.COM • FACEBOOK.COM/
PINEMOUNTAINLAKECA
FACEBOOK.COM/PMLARECREATION**

ALL PMLA HOMEOWNERS EMAIL OPT-IN PROGRAM

The Association is pleased to offer a money saving program available to all PMLA property owners. This program allows you to receive many of the documents we are required to provide to you via email. This option is important because:

COST SAVINGS – The Association is spared the expense of printing and mailing many documents to those property owners who sign up.

ENVIRONMENTAL SAVINGS – Less paper means less trash and reduced damage to the environment both in the disposal and production of paper and envelopes.

REDUCED CLUTTER – By receiving documents via email there is less paper for you

to deal with. All documents can be saved on your computer and viewed at your discretion.

TIMELY RECEIPT – Documents sent electronically are received in minutes as opposed to the days it takes for regular mail to arrive.

If these sound like good reasons to you, please sign up for the Document Email Program today using the attached form. Simply return the completed form to the Administration office at your convenience.


If you have any questions on this program please feel free to give us a call (962-8600) and we will be happy to explain the details and the advantages.

Please read the Terms & Conditions for the email opt-in program on the website, www.pinemountainlake.com under the Resources/Forms > Opt-In Email Program.

Mail form below to:

Pine Mountain Lake Association

19228 Pine Mountain Drive • Groveland, CA 95321

 YES, I WANT TO ENROLL IN PMLA'S EMAIL STATEMENT AND DOCUMENT SERVICE. I ACKNOWLEDGE AND AGREE TO THE TERMS AND CONDITIONS SET FORTH ABOVE AS A CONDITION FOR PARTICIPATION IN THIS SERVICE.

PMLA Account Number: _____ Unit/Lot #: _____

Name: _____ Phone #: _____

Address: _____

Email Address: _____

Signature: _____

NOTARY SERVICE

ANITA SPENCER, - PMLA NOTARY PUBLIC

(Prices listed are per Signature Rate)

PML Property Owners - \$10

Non-Property Owners - \$15

Witness Fee - \$5

You may call Anita @ 209-962-8612 to schedule an appointment between the hours of 8am - 4pm

Hi Pine Mountainites

**Thank you for taking the time to vote
in the 2022 Board of Directors.**

Peter Natale

Scan QR Code for the latest Updates



Campaign Statement

PML Board Candidate @PMLPETE



KAREN HOPKINS

Experience and Proven Skills

I have lived in PML for almost 20 years. I decided on PML for three important reasons; 1) proximity to San Jose and family, 2) proximity to Yosemite and, 3) it is an HOA with rules and regs—I like that. I also love my volunteer work for Brainy Groveland Math, the library's Book Nook, and am a member of the Pine Needlers Quilt Guild. I have a grown son, 3 grandchildren and 2 great-grandsons. I am very blessed.

I have a business degree from St. Mary's College. My professional career was in marketing for high tech, semiconductor companies such as Xilinx and Philips Electronics. Additionally I owned my own marketing business for 6 years.

I am asking the membership to re-elect

me for a second term. I have served as President, Treasurer and Director at Large as well as liaison for several committees.

I'm not afraid to ask questions in order to truly understand what is going on. I find the board experience to be rewarding and interesting. I am data-driven and will always ask enough questions to truly understand the issue.

I am a strategic thinker. That means looking at the big picture, and thinking about future implications and unintended consequences of our actions. I look at issues from all angles before making a decision.

I want to preserve and improve PML for the benefit of all homeowners. As

your Board member, when challenges come up, I will thoroughly look at the issue and take a stand.

We all have our favorite amenities. Mine are the lake and the Grill. And, we all have things we would like to see changed or improved. I support forming investigative committees and doing surveys to better understand the will of the membership.

Like you, I would prefer that our dues never increase, but we all know that is unrealistic. Things beyond our control like minimum wage hikes, insurance hikes, cost of fuel increases, difficulty hiring staff, etc. all add to the annual budget. Not to mention that our employees deserve raises—based on prevailing market wages.

They do good work, and we want to retain them.

Mike Gustafson is also running for the board. In my experience he is an excellent board member and proponent for PML. I hope you'll consider voting for him for the second board seat.

I want to stay on the board to help keep PML a great place to live, work and play. I hope you will re-elect me. I will run a no nonsense, positive campaign, with no hidden agenda or favorites. I will do the best job I can for our membership, and listen to all points of view,

Please follow my Facebook page: Karen Hopkins PML Election

Experience • Competence • Integrity

RE-ELECT KAREN HOPKINS PML Board of Directors

Committed to advocating for the majority of PML homeowners through strong leadership, fiscal responsibility and collaborative decision making.

Proven Skills:

- Accomplished high-tech marketing and communications career
- Comprehends budgets and financial decision making
- Excellent communication skills, including listening to all views
- Strategic thinker and has served as board president and treasurer
- Data-driven decision maker - no politics, no favoritism, no hidden agenda
- Team player, collaborative style

**VISIT "KAREN HOPKINS PML ELECTION"
ON FACEBOOK FOR THE LATEST INFORMATION.**



MIKE GUSTAFSON

“Protecting the future of PML”

You may know that I have previously served on the Board. I gained valuable experience about what works and what doesn't, the laws applicable to Homeowners' Associations, the budget process, challenges, and priorities. I've been asked to run again and am happy to do so because I believe it's important to have thoughtful, rational, unbiased, non-radical representatives who will work productively with PML staff.

I believe that I can make a positive contribution to our great community and ensure sound, responsible management.

Over my time on the Board, we have addressed many important issues – all designed to enhance homeowner experiences and improve property values:

- conducted extensive fire abatement work
 - built the new marina and café building
 - remodeled golf locker rooms and transitioned to electric carts
 - introduced pickleball
 - improved the swimming pool
 - initiated homeowner surveys and developed a strategic plan
 - created a “rental compliance” position to help control rentals
 - established a reserve fund to avoid special assessments
 - managed finances carefully; controlled costs, headcount and insurance fees
- PML is a beautiful place with several different constituent groups – fulltime residents, part-time vacationers, and

rental property owners. It's important that the Board balance everyone's needs and interests. We must maintain and improve our aging amenities; after all, that's why we all bought here. Allowing amenities to deteriorate would reduce our home values.

I've been a homeowner since 1991, and a full-time resident since 2003. Virginia and I began as weekenders and happily retired here. I am also a pilot and a flight instructor, and I love spending summer afternoons on the lake. Virginia and I also volunteer at Tenaya Elementary School, the Groveland Library, and Camp Tuolumne Trails.

My professional career was in engineering management in Silicon Valley. As an engineer, I have a very practical and logical mind; I form opinions based on facts, not emotions or politics. I like working with

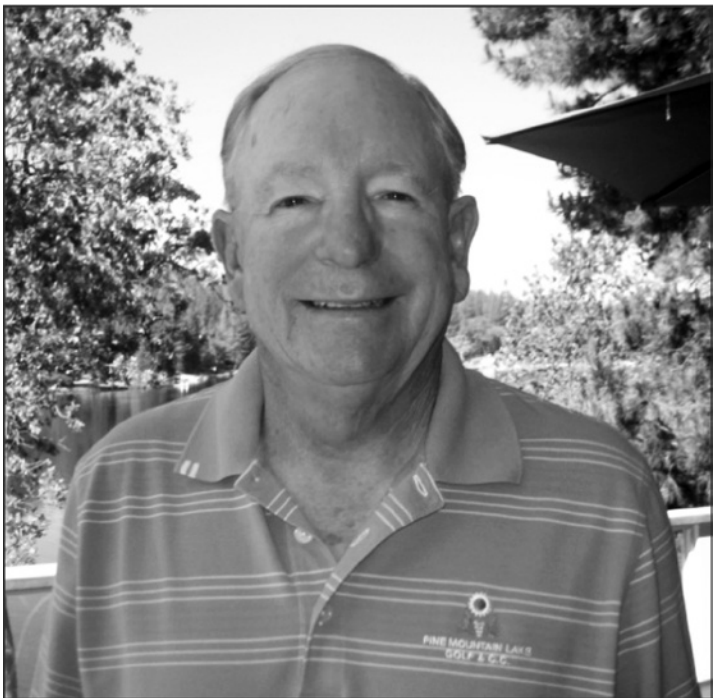
people and am a good communicator. Most importantly, my only agenda is good management and creating a great experience for all homeowners.

I believe it's important that our board members be “a force for good” for our association, not disruptive or disrespectful. If you believe we need an intelligent, dedicated, well-organized, and non-political director for PML's future, please vote for me. I look forward to talking with voters throughout the summer. In the meantime, you can reach me at mlgpilot@yahoo.com with any questions or comments. My Facebook page is 'Mike Gustafson for PML Board.'

I have worked closely with Karen Hopkins on the board, and believe she is an excellent candidate for reelection as well.

Mike Gustafson

“Protecting the Future of PML”



“I will serve **ALL** homeowners.”

Who I am:

- Retired Silicon Valley engineer and manager
- Experienced PML board member
- Advocate for ALL property owners
- Intent on protecting our PML investments
- Non-political problem-solver

What I stand for:

- Maintaining and improving our amenities
- Sound financial management
- Fair and honest communication
- Balancing the interests of all homeowners
- Planning and budgeting for the long-term
- Decisions based on facts, not emotions



Vote for Mike!

HOMES ON THE HILL

MOORE BROS. SCAVENGER CO., INC.
P. O. Box 278 • Big Oak Flat, CA 95305 • (209) 962-7224 • FAX (209) 962-7257



YOUR GUIDE TO
REAL ESTATE IN THE
GROVELAND AREA

VACATION RENTAL OPTIONS FOR TRASH SERVICE

In order to assist property owner/managers of short-term rentals with trash removal, Moore Bros. Scavenger Co. offers the following services.

Short-term rental customers may participate in year-round or three-month summer curbside service. To manage anticipated levels of guest trash, property owners/managers of short-term rentals should maintain the suggested service levels as determined by the *Maximum Occupancy for Rental Property* (please see the chart below). In the event that renters generate more than the expected amount of trash or the home is rented multiple times during a given week the following options are provided:

- **As Needed Extra Pickup.** Property owners/managers may request a notation on their rental service accounts to pick up extra as needed. This will ensure that all trash left alongside the cans will be picked up by Moore Bros. and a special pickup will not be required. There is an additional per-can/bag charge for each extra can/bag picked up.
- **Special Pickup.** Moore Bros. has a truck and driver available for special pickups Monday through Friday.
- Property owner/managers must place a request for service call or email to Moore Bros. before 3 pm on the business day prior to the requested pickup day. A request for a Monday pickup must be made by 3 pm on the previous Friday. **Prepaid Bags.** Prepaid Moore Bros. bags may be purchased by property owner/manager to be used by any handyman or housekeeper servicing the residence between rental customers. The prepaid bags can be disposed of at the Pine Mountain Lake Maintenance Yard on Par Court off of Mueller Dr.

Property owners/managers utilizing full summer service may go to on-call service for the off season.

- **Off Season on Call Service.** Property owner/manager may call or email an on-call request to Moore Bros. for a service pickup on the regular pickup day for the address. A request for service call or email must be received before 3 pm the business day prior to regular scheduled pickup day. Charges will be based on the standard a per-can rate for each can/bag picked up.
- **Special Pickup.** Please follow the same procedure as listed above for Special Pickup.

Maximum Occupancy for Rental Property

Maximum Occupancy	Suggested Service Level
6 - 8 people	2 can
8 - 10 people	3 can
10 - 12 people	4 can
Lake front Property 12 people	4 or more cans as typically needed

If you have questions please feel free to contact our office at (209) 962-7224 or email us at: info@moorebrosscavenger.com and Shirley@moorebrosscavenger.com (Please cc both to insure prompt replies).

A drop-off Recycling center is available for use Mon – Sat. 8 am – 5 pm @ 11300 Wards Ferry Rd. Big Oak Flat, Co

PMLA OWNED LOTS FOR SALE

2/047	GAMBLE STREET	\$1,000
2/287	FERRETTI ROAD	\$2,500
2/448	WELLS FARGO DRIVE — PENDING	\$1,000
3/057	PINE MOUNTAIN DRIVE	\$1,500
5/212	FERRETTI ROAD — PENDING	\$1,000
6/113	FERRETTI ROAD	\$1,000
6/179	COTTONWOOD STREET — PENDING	\$1,000
6/211	FERRETTI ROAD	\$2,000
6/252	FERRETTI ROAD	\$1,000
7/049	FERRETTI ROAD	\$1,000

FOR FURTHER INFORMATION REGARDING THESE PROPERTIES PLEASE
CONTACT PMLA AT (209) 962-8600

Deardorff Realty

COZY CABIN

Waiting for you to enjoy this summer. Walk to fisherman’s cove & tennis. 20571 Rock Canyon Way, Groveland.



3bed, 1bath 0.25 acres
solid surface countertops,
dining room breakfast
area, free standing wood
burning fireplace private
sewer septic — **\$339,000**

Contact Marilyn Deardorff,
agent.

Contact Marilyn Deardorff-Scott - BRE 00396888
209-962-0718



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Lynn Bonander, GRI
Owner/Realtor®
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DRE#00683485



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DRE#00578336



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DRE#01732298



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DRE#01956242



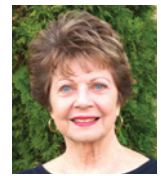
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DRE#01268655



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Owner/Realtor®
209-814-4123
DRE#00632516



Spectacular Views!
19701 Old Highway 120
\$695,000
MLS# 20212276

3 Bed/3 Bath, 2 Car Attached, Oversized, Finished 3 Car Garage w/Cabinets/Shelves/Workbench, Approx 3142sf on **13.0 Acres!** Great Room w/an Indoor Pool! Living Room w/Fire Place, Open Beamed Ceilings. Breakfast Bar, Island, Pantry, Open Dining. Master Bed/Bath with Walk-in Closet & Slider to Huge Deck. Lower Level Bedroom, Bath & Bonus Room, Inside Laundry w/Wash Tub. Huge Deck that Wraps Around to a Covered Deck. 2 Car Carport w/RV Connection, A Court Yard & Plenty of Parking.
Sold "As Is"



New Listing!
Lovely Views!
22690 Prospect Heights
Lot 20
\$239,900
MLS# 20221263

2 Bed/2 Bath, 2 Car Attached, Finished Garage, Approx 1344sf. Located in Yosemite Vista Estates an "Over 55 Community" Near Yosemite National Park. Comfortable Floor-plan, Well Tended Manufactured Home. The Master Bdrm is at Opposite end of Guest Bdrm and the Den/Office. Living Rm with Fireplace, Kitchen w/Breakfast Bar, Pantry, Open Dining. Master Suite w/Walk-in Closet. Central HVAC, Ceiling Fan, Skylights, Solid Surface Countertops, Inside Laundry. Lovely Views of the Area are Enjoyed from the Deck. Outside Shed. Lightly Landscaped and Easy Care. Close to the Clubhouse and Pool.



New Listing!
Beautiful Fully Furnished Mountain Home!
19601 Buckskin Ct
8-251
\$575,000
MLS# 20221249

Beautiful, Immaculately Maintained 3 Bd/2 1/2 Bth Home, 2 Car Attached Finished Garage w/Shelves & Cabinets, Approx 1856sf on 0.55 Acre! Cathedral Ceiling, Crown Molding, Ceiling Fans, Hardwood, Stone/Brick, Carpet & Tile Flooring, Living Rm w/Free Standing Fireplace, Brfst Bar, Granite Countertops, Dining Area, Master Suite, Vanity, Separate Shower, Inside Laundry, Washer & Dryer Included. Nice Deck with Awnings. New Roof 2015, New HVAC 2018, Tankless Water Heater.



Clean, Warm, Cozy!
2 Bed/2 Bath, Parking Pad, Single Level Conveniently Located Condominium. Great Room, with Fireplace, Stone Surround, Ceiling Fan, Wall A/C, Baseboard Heat, Breakfast Bar, Master Bed/Bath, Inside Laundry, Washer/Dryer Included. Private Deck overlooking Golf Course, Walk to Country Club, Pro Shop, Swimming Pool and Pickleball Courts.
19154 Dyer Ct
\$285,000 MLS# 20220977



New Listing!
Great Location!
4 Bd/4 Bth, 3 Level, Cathedral Ceiling, Central Air, Central Vacuum, Living Rm w/Free Standing Fireplace w/Stone Hearth, Open Dining, Large Kitchen w/Breakfast Bar, Master Suite, Walk-in Closet, Jetted Tub, & Vanity. Each Bdrm has access to Full Bath & Private Deck. The Lower Level Studio Bdrm, also has Refrigerator & Microwave. Inside Laundry, Washer/Dryer Included. Walk to Golf, Country Club, Pool, & Pickle Ball Courts.
12735 Junipero Serra Way
\$375,000 MLS# 20220383



Beautiful Custom Home & Mountain Views!
3 Bd/3Bth, Bonus Rm, 2 Car Attached Oversized Garage, Approx 2745sf, on 0.68 Acre! Master Bd/Bth, Great Rm w/Air Tight FP, Bkfst Bar, Garden Window, Bkfst/Dining Area, Coffered Open Beam Ceilings, Crown Molding, Skylights, Laundry Rm. Lower Level 864sf Living Area w/Full Bth & Bdrm/Office. Split HVAC System, New Septic Pump & Risers. 100 Yr Metal Roof. Car Port, Enclosed Hot-Tub Rm/Atrium. Covered Screened Porch, Deck, Patio, Awnings.
6-237 19526 Ferretti Road
\$549,000 MLS# 20220642



Close to all the Amenities!
3 Bd/3 Bth, 2 Car Attached Finished Garage w/Cabinets & Shelves, Approx 2043sf, on Approx 0.39 Acre Green Belt Lot. Spacious Great Rm w/Free Standing, Wood Burning Fireplace, Central Air, Crown Molding, Large Kitchen, Lots of Counter Space, Breakfast Bar, Pantry, Open Dining, Master Bed/Bath with Soaking Tub and Vanity, Inside Laundry, Washer & Dryer Included. Nice Deck overlooking Greenbelt.
1-233 19955 Pleasantview Dr
\$525,000 MLS# 20220960



Custom Designed Cedar Home!
3 Bd/2 Bth, 2 Car Attached, Finished, Oversized Garage w/Cabinets & Shelves, Single Level, Approx 1549sf, Impressive Entry Door, Efficient Central Heat/Air, "Paid For" 23 Panel Solar System, Security System, Cathedral Ceiling, Living Rm w/Circulating Fireplace, Brfst Bar, Pantry, Open Dining, Master Suite w/Walk-in Closet, French Doors to Deck & Hot Tub, Separate Shower, Closeted Toilet, Inside Laundry, W/D Included, Covered Porch, Deck w/Awnings.
7-180 19013 Crocker Station
\$469,900 MLS# 20221183



New Listing!
Privacy & Great Location
12853 Mueller Dr
2-468
\$549,000
MLS# 20220939
3 Bd/3 Bath, 2 Levels, Approx 2021sf, Green Belt Lot Approx 0.60 Acre. 2 Car Finished Garage, Built 2001, 2 Levels of Deck, Parking for up to 8 Vehicles, RV/Boat Parking. Close to Country Club, Golf Course, Pro Shop, Pool & Pickle Ball Courts. Great Rm w/Rock Surround Freestanding Fireplace. Window Seat, Laminate Flooring, Brfst Bar, Island, Pantry, Garden Window, Open Dining. Master Bdrm/Bth w/ Separate Shower, Closeted Toilet. Lower Level: Family Rm, Wet Bar, 5th Sleeping Area, Full Bth. Inside Laundry, W/D Included. Large Finished Storage area on Lower Deck at Garage.



New Listing!
Cute Single Level Home - Quiet Street
3 Bd/2 Bth, 2 Car Attached Finished Garage w/Cabinets & Workbench, Approx 1112sf on Approx 0.76 Merged Lot, Built 1981, Great Rm w/Stone Surround Wood Burning Fireplace, New Flooring, Painting, Central Air/Heat, Brfst Bar, New Dishwasher, Stainless Appliances, Garden Window, Open Dining, Master Bd/Bth w/Tub-Shower and Vanity. Inside Laundry. Large Storage Area Under House. RV Parking.
6-102 19799 Cottonwood St.
\$299,000 MLS# 20221146



New Listing!
Beautiful Setting In the Pines!
3 Bd/2 Bth, 2 Level, 2 Car Carport, Approx 1512sf, Large Multi Functional Bonus Rm w/Heat & AC, New Laminate Flooring, Upgraded Bathrooms. Living Rm w/Brick Fireplace w/Sitting Hearth, Galley Style Kitchen w/All you Need! Open Dining, Master w/Slider to Spacious Deck. Lower Level w/2 Bdrms, Full Bath, Laundry Area, Workshop & Access to Outside.
8-4 12280 Sunnyside Way
\$390,000 MLS# 20221207



Light & Bright Furnished Cabin!
4 Bd/2 Bth, 2 Levels, Approx 1368sf on 0.41 Acre. Knotty-Pine Walls, Great Rm, Beautiful Free Standing Fireplace, Brfst Bar, Open Dining, 2 Large Bdrms & Bath on Main Level with 2 on Lower Level w/Full Bath. Inside Laundry. New Upgrades including: New Heating Cooling System, Water Heater, Vinyl Planking Flooring, Electrical Panel, Deck Reinforcement, Interior Painting thru-out. Great Location!
3-135 20394 Pine Mountain Dr.
\$385,000 MLS# 20221096



DRE# 00683485



Pine Mountain Lake Realty

An Agent Owned Company

Lynn Bonander, GRI Owner / REALTOR®

18919 Ferretti Rd., Ste. A, Groveland, CA 95321
Office 209-962-7156 / Cell 209-484-7156



Great Location!

20407 Pine Mountain Dr
3-246
\$399,900
MLS# 20220939

2 Bed/2 & 1/2 Bath, 2 Levels, Approx 1920sf, on Approx 0.21 Acre. Great Room, Free Standing, Air Tight, Wood Burning Fireplace, Kitchen w/Island, Brkfst Bar, Wine Refrigerator. Master Bed/Bth w/ Separate Shower, Vanity, Closeted Toilet. Lower Level Built Approximately 4 Yrs ago w/Permits, Contains 2 Separate Sleeping Areas, Wine Storage Area & Small Living Rm. Inside Laundry Rm/ Washer Included. Deck Wraps around from the Front Door to the Rear Door off the Great Room. Close to Lake Lodge & Beach, Tennis Courts & Fisherman's Cove. Fully Furnished, Kitchen Ware, Linens, Appliances. Lower Level Furnishings are Also 4 Years Old. Truly Turnkey! Co-Listed with Barry Scales.



Lovely Home - Privacy & Beautiful Views!

4 Bd/3 1/2 Bth, 2 Car Attached Oversized Finished Garage & Separate Single Car Garage w/Heat & A/C, Can be Converted to a Bonus/Game Rm! Approx 2164 sf on 16 Acres. Living Rm w/Air Tight FS Fireplace, Cathedral Open Beam Ceilings, Skylights, Central Air/Heat Pump, Whole House Generator. Kitchen w/Brfst Bar & Pantry, Open Dining & Family/Den area. Inside Laundry, Washer & Dryer Included, Washtub, Mud Rm & 1/2 Bath. 4th Bdrm & Bath on Lower Level w/Private Entrance & Access to Single Car Garage. Large Covered Deck, Partially Fenced. On City Water. Most Furniture Negotiable. Beautiful Brand New Redwood Deck. New Exterior Paint and Repairs Done. No HOA Dues. Minutes from the Quaint Town of Groveland, close to Pine Mountain Lake Golf Course & Country Club and only 26 Miles to Yosemite National Park.

19807 Old Highway 120, Groveland, CA 95321
\$695,000 MLS# 20221004



Forever Golf Course Views!

19480 Chaffee Circle
1-79
\$525,000
MLS# 20221280

3 Bed/2 Bath, 2 Car Detached Garage, 2 Stories, Approx 2344sf. Located on the 16th Fairway. The Loft with a Closet can be used as Add'l Sleeping Area and/or Office. Vaulted Knotty Pine Ceilings, Central Air/Heat, Great Room, Stone Fireplace with Knotty Pine Back Wall, Remodeled Kitchen, Lots of Cupboards, Granite Countertops, Stainless Appliances, Hardwood Floors, Open Dining Room Sparkles with Light from Several Windows. Spacious Master Suite w/Walk-in Closet, Separate Shower. Inside Laundry, Washer & Dryer Included. This is a Dynamic Contemporary Architecture with a Rustic Touch! Flat Parking area in addition to the Garage. Large Wrap Around Trex Deck to enjoy the Beautiful Outdoors. Not far from the Pine Mountain Lake Country Club, Pool, Pickle Ball Courts and a short drive to the Main Marina & Beach.



Charming Cabin! Beautiful Sierra View!

12075 Hillhurst Cir
8-184
\$525,000
MLS# 20221013

4 Bd/3 Bth, Plus Bonus Room, Oversized 1 Car Finished Garage, with Cabinets, Shelves, Utility Sink; 2 Level, Approx 2114sf, Approx 0.42 Acre, Built 1981. Living Room, Wood Burning Fireplace w/Stone. Kitchen w/Brfst Bar, Pantry, Newer Granite Countertops, Open Dining, Central HVAC, Cathedral Ceiling, Ceiling Fan, Den/Office, Master Bedrm/Bath w/ Separate Shower, Vanity, Closeted Toilet. Lower Level Bedrm, Bath & Large Family/Bonus Room. Laundry Room, Hookups & Washtub in Garage. Updated Vinyl/Laminate Flooring, Sliding Doors, Windows, Newer Roof. Large Wrap Around Deck.



Lake Front Lot

0.78 Acre w/161 Feet of Lake Frontage. Beautiful View down the Channel. Architectural Design for a Custom Home can be Available from Seller. Up to an 8'x12' Dock can be added for your Pleasure.

20158 Pine Mountain Dr. 4-128
\$89,900 MLS# 20210766



Close to Most Amenities!

0.98 Acre - Zoned R-3! Build a Single Family Home or Several Units. Close to Country Club, Lounge, Pro Shop, Golf Course, Swimming Pool & Pickle Ball. Water, Sewer & Electrical Available. Plenty of Room to Build!

5-23-A Tannahill Drive
\$65,000 MLS# 20210858



Want Close to the Lake?

Here is a ****Four Star Lot with Southern Exposure and Just around the Corner to the Lake. It is Sewered....Ready.... & Easy to Build On! 0.32 Acre. A Location You will Love!

1-242 Pleasantview
\$57,000 ~~\$65,000~~ MLS# 20211338



Front & Rear Access ~Merged Lot 0.64 Acre~

All Set-up and Ready to Build! Level Driveway, Room for 8 Cars and More. Septic System for a 3 Bedroom Home and Water Meter are already in. Excellent buy at **\$50,000!!**

02-185 12933 Mueller Dr.
\$50,000 MLS# 20220112



Beautiful Easy to Build Lot

This is a 0.52 Acre Lot on a Park Like Setting is Surrounded by Large Parcels on Both Sides and Back! Very Gentle Down Slope.

19297 Ferretti Rd
7-055 **\$19,000**
MLS# 20181471



Great Buildable Lot

Gentle Down Slope. Double Access, One off Ferretti Road and One from the Easement Road off Cottonwood Street in back of the Property.

Ferretti Road
6-219 **\$18,000**
MLS# 20201552



One Block to Lake!

Nice Lot to Build on Your Dream Home or Mountain Cabin. Approximately One Block to the Lake and Beach Area. Also close to Fisherman's Cove, Tennis Courts and More! Sewer Hook-up Available.

Cresthaven Dr.
4-435 **\$15,000**
MLS# 20201898

BERKSHIRE HATHAWAY | Drysdale Properties

HomeServices

NOT TO BE MISSED!

14200 Boitano Road
4BD | 3BA | 3,198 sq ft | 7.1 acres
\$1,097,000

European chateau on tranquil lot with seasonal creek!

Linda Willhite (209) 985-2363

**PANORAMIC VIEWS**

12662 EAGLE CT.

3BD | 2BA | 1,768 sq ft | \$525,000
Panoramic views, beautiful landscaping, 20 mins from Yosemite!

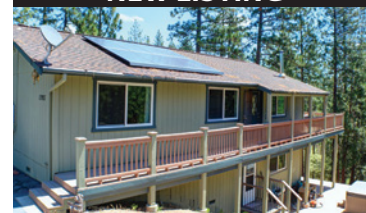
Linda Willhite (209) 985-2363

SOLD

12286 SUNNYSIDE WAY

3BD | 2BA | 2,228 sq ft | \$450,000
Sleeps up to 15, walking distance to the Main Marina.

Ron Connick (209) 206-0007

NEW LISTING

11993 VALENTA WAY

3BD | 2.5BA | 1,716 sq ft | \$525,000
Something special with great views on a 1.05 acre lot.

Linda Willhite (209) 985-2363

DON'T PASS THIS ONE UP!

11191 BIG OAK ROAD, BIG OAK FLAT

3BD | 1BA | 1,140 sq ft | \$299,900
A comfortable creek side home.

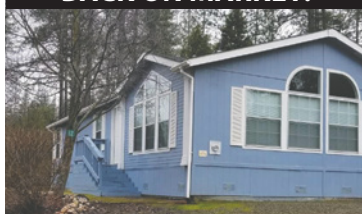
Linda Willhite (209) 985-2363

PRICE REDUCED

5068 MADISON AVENUE

2BD | 1BA | 1,294 sq ft | \$220,000
Walk to town from this conveniently located Coulterville cottage.

Linda Willhite (209) 985-2363

BACK ON MARKET!

6851 DOGTOWN ROAD

3BD | 2BA | 1,386 sq ft | \$129,900
Quiet, gated community in a unique mobile home park.

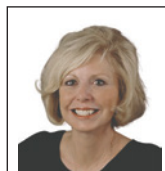
Kathleen Love (209) 743-5432



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18727 Main Street, PO Box 792, Groveland, CA 95321 (209) 962-7765

PINE MOUNTAIN LAKE LOTS

20080 Ridgecrest Way, Groveland — Unit 13, Lot 192
PENDING \$11,900 | 0.31 Acre | Panoramic views of the mountains

19240 Ferretti Road, Groveland
\$33,000 | 1.2 Acres | 3 merged lots, very private area

20801 Nonpareil Way, Groveland
\$41,900 | 0.49 Acre | Nearly level lot backs up to greenbelt/Big Creek

Call Ron Connick 209.206.0007

12891 Boitano Road, Groveland — Unit 3, Lot 154
\$49,900 | 0.29 Acre | Panoramic views of mountains, filtered lake view

Upper Skyridge, Groveland — Unit 15, Lot 50
\$29,000 | 0.87 Acre | 3 merged lots — 49, 50, & 51

Call Linda Willhite 209.985.2363

19071 Jones Hill Court, Groveland
\$136,000 | 4.4 Acres | Sprawling lot in sought-after PML subdivision

Call Shari Lyons (209) 694.6931

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Vanessa Meyers
(650) 704-9973



\$375,000
VIEWS!!
4 bedroom
4 baths
4 decks
2227 sq ft
Next to swimming pool, Grill & Pro shop, pickleball. End-unit townhouse



\$439,999
HIDEAWAY CABIN you must see to appreciate!
3 bd, 2 bath



New
1550 sf, 2 car garage, remodeled kitchen and baths



Pine Mountain Vacation Rentals

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- HAULING
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LIABILITY INSURED

AUG. IS - BACK TO SCHOOL - AVIATION DAY (19TH) - SENIOR CITIZEN DAY (21ST)



YOUR OWN CC ON GOLF COURSE

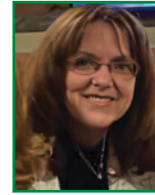
12699 Mueller Dr. 4 bdrm, 3 ba, 2754sf
U5/L261 – **\$624,900**



LARRY JOBE

REALTOR – TAXIWAY EXPERT

209.768.5508 Cell
larryjobe1@gmail.com
DRE #01444727



PENNY CHRISTENSEN

BROKER ASSOCIATE – CRS

925.200.7149 Cell
penny@askpenny.com
DRE #00785760



CLOSE TO CC & GOLF CLUB

12838 Mueller Dr. 2 bdrm, 2 ba, 1248sf
\$329,900



HWY 120 COMMERCIAL

73.14ac, RE-5, 14.99ac C-K zone, 1022' frontage
\$450,000



TAXIWAY LOT 135' FRONTAGE

U12 L45 Hemlock St. 1.03ac – Sewer. Easy Build
Combined Lots **\$249,900**



COMMERCIAL LOT

U5/L182 Mueller Dr., Zoned
R-3 MX **\$99,000**

www.YosemiteAreaRealtors.com

PAUL S. BUNT REAL ESTATE – DRE #01221266

GORGEOUS Golf Course Home



YOUR DREAM HOME IS HERE!

5 BR — 3 Bath G-O-R-G-E-O-U-S

12813 Mueller Drive. Custom home. This fully custom two story golf course home is your dream home come true!! Won't last long!!! 2700 S.F. of beauty nestled amongst the friendly oaks and two glistening streams. Just three blocks from the club house, you have all the amenities at your fingertips. Home has solid core pine doors, built-in cabinets by Selby, real wood floors, Marvin custom windows and has been completely upgraded with a new 2 story deck and new retaining wall and driveway. And the detached garage (poss adu) is gorgeous.

OFFERED AT \$649,000

(Generous Broker Cooperation)

*Stanford
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MOVE-IN READY A-FRAME CABIN



**NEW
LISTING**

19333 PINE MT DR UNIT 1 LOT 43 \$449,999 Move in ready! Charming, cute, cozy, clean! Upgraded kitchen & baths. 1544sf w/3 spacious bdms / 2 full baths, open grt rm living rm- kitchen & dining areas w/patio/deck access to huge wrap around deck w/outdoor wet bar. Close to marina & golf course, short distance to all amenities PML has to offer. Beautiful wood style laminate flooring in main living area, granite countertops in kitchen & baths, stainless steel appliances, cozy wd burning rock f.p., open beam ceilings & tall vaulted ceilings in 2 lg upper bdms, both w/ext balconies. Lg main level mstr bdrm w/ lg walk-through closet & upgraded bath w/tile/glass shower w/black glass accent, separate tub & dual basin/vanity. W/hallway additional bathroom access for main level guests. Indoor laundry area. Long paved driveway with RV parking space available. Central heat & A/C.

YOSEMITE GATEWAY CABIN VACATION RENTAL



19652 BUTLER \$550,000 Move in ready/successful vacation rental, turnkey, beautiful tall vaulted, open beam knotty pine ceilings in grt rm, cozy wd burning f.p. on stone hearth. Wd flrs upstairs, luxury cynic plank in the lower floor installed 2020. Kitchen recently updated w/granite countertops & backsplash, stainless sink & new faucet & lighting. Spacious open dining area. Beautiful views of natural landscape in this 4 bdrm home. Built in 1990, 2394sf, including lg family rm & 2 mstr bdms. 3 bdms on main upper level, including a mstr bdrm w/sliding door to outdoor deck. Double sink vanity, 2 closets, private shower, commode area. 2 Guest Bdms on main living area & guest bath w/tub/shower. Downstairs - very lg mstr bdrm, bath, laundry rm & a spacious family rm area great for a movie or game rm or overflow sleeping. Lg attached 2 car garage.

RUSTIC CHARMING A-FRAME



**NEW
LISTING**

21010 Hemlock Street Unit 12 Lot Par B \$489,000 3bdrm/2Ba/2Car Cabin on .77ac. Private setting & adorable, well maintained cabin. Rustic charm w/upgraded kitchen, move in ready cabin (turnkey negotiable) has it all! Grt rm concept w/20ft tall vaulted knotty pine open beam ceiling & new 3 levels high peak windows, wood burning brick f.p. w/mantle, wonderful wood style laminate flooring, kitchen w/beautiful granite counters & full backsplash, lg stainless farm sink w/pass through window to open dining area, lg pantry closet/laundry combo, 2 bdms/one bath w/granite vanity on main level, open loft bdrm & bath on upper level. Covered porch patio w/outdoor gas f.p. & spacious seating, enormous open deck patio made of Trex style materials. A granite surface BBQ bar area w/sink & awning, a like new XL hot tub & cement patio area, wood shed, tool storage shed, 2 car garage & carport. Fenced dog run, game court area for horseshoes or bocce ball, long cement driveway to level entry parking plus 3 other level parking areas; zoned for livestock in unit 12 of Pine Mountain Lake HOA.

STUNNING MOUNTAIN HOME



**NEW
LISTING**

20966 Hemlock Street Unit 12 Lot 250 \$689,000 3Bd/2 1/2ba/2+ car garage 2781 sf on .86 Acre Level entry & lovely landscaped yard built 2002 remodeled 2018. Move-in ready (turnkey negotiable) and shows pride of ownership. Living room has high vaulted ceilings, beautiful gas f.p. w/mantel, huge open kitchen & dining areas w/gorgeous hardwood floors, granite counters & backsplash, breakfast bar, breakfast nook, gas down draft cook top, built-in oven & microwave, pull out storage, walk-in pantry, spacious & long buffet/coffee bar w/glass face cabinets, so much storage! Formal foyer, half guest bath, 2 sliding doors to covered patio/deck area. Lg wrap around deck w/vista views for miles, w/built in bar, extension awning, gas fire pit, concrete patio area by hot tub & an outdoor shower. Main level mstr bdrm has 2 sky windows, private patio balcony, lg bay window, walk-in closet + add'l linen/towel storage, oversized tile shower, bidet, tile floor. Downstairs 2 high ceiling guest bdms, fam rm, full bath with tub/shower, laundry room w/sink, bonus room for hobby or storage. Oversized 2+ gar, RV parking on paved driveway, storage shed, irrigation system, security system, nest system for HVAC remote control, tankless water heater, gutter guards.

BETWEEN BEACHES BEAUTIFUL HOME!



20019 Pine Mt Dr U13 L252 \$629,000 3/2.5 2 car .62ac built in 2007, over 2083sf of living space w/enormous wrap around deck. 30ft tall ceilings in main living area, beautiful hardwood flooring, a grt rm w/tall bright windows, lg open tall kitchen w/granite counters and backsplash, stainless sinks & applcs, breakfast bar to seat up to 6, maple finish wd cabinets, French doors w/slate stone ext. accents. Main floor has 2 spacious guest bdms w/walk-in closets & bathroom access. 2nd guest bedroom has an ext. glass French door. Half bath near kitchen. Upstairs mstr bdrm, jetted soaking tub, double sinks lg walk-in closet. Upper level has open loft area off mstr bdrm that overlooks entire grt rm. New electric water heater, central heat & air, 2 car garage

PRIVATE IMMACULATE RANCHETTE W/ GUEST CABIN ON 7 1/2 ACRES JUST 23 MILES FROM YOSEMITE



10509 CONVERSE RD GREELEY HILL \$999,000 What dreams are made of you will find here in this absolutely charming estate setting. Upon approach, this property is adorned w/beautiful gated entrance to long paved driveway, all surrounded by nature, trees, meadows & snow-capped mountain views. You will find a piece of paradise in a mini ranch property setting w/wedding venue flair! Rustic solid construction is what you'll notice first as you drive up to the main house of stone pillars on the covered front porch patio & walkway to an extended outdoor living area w/lg stone wood burning fp. The grounds consist of a Main house, guest house, bunk house, 2 shop areas, fenced garden & a potting shed, over-sized 2 car garage w/storage rooms/wine shed. 2 outdoor fire pit areas, mini putting green, archery course, bocce ball area, covered RV/Boat carport area, tractor shed/shop & another work shop near the garage. The Main house is 3000sf +, has radiant heated floors in kitchen & mstr bdrm/bath. Milgard windows throughout, Grt rm size kitchen/dining w/doorway to living rm + a "man cave" bar/pub room that overlooks backyard area of artificial turf, hot tub & gathering areas. Kitchen has bright windows, built-in pantry knotty alder cabinets w/glass, soap stone leather finish countertops, stainless appliances, Kahr's engineered hardwood oak espresso flooring, breakfast area & lg dining area, mud room & desk area, French doors to slate stone balcony patio w/metal gated railing. Guest full bath on the main level w/glass shower. The mstr bdrm & guest bdrm & laundry are on the upper level. Mstr has private covered balcony w/slate stone & ceiling fan. Mstr bdrm has a cozy gas fp heat stove, & a grand mstr bath w/glass tile shwr, oversized walk-in closet, granite top lg jetted soaking tub w/picture window & high windows, tunnel skylights & tile flooring, built-in lg linen cabinets & drawers. Each living area & bdms have private setting Daikin mini-split heat & a/c units. The Guest Cabin has had a successful Air BnB rental history & the property definitely shows pride of ownership.

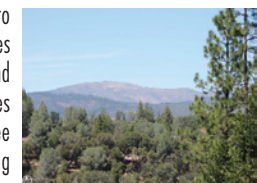
LOTS AND LAND FOR SALE

Fiske Hill Rd, Greeley Hill

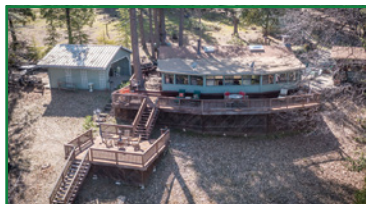
— 2 separate parcels make up this 19.53ac. Located within community of Greeley Hill yet enjoys the seclusion afforded by this acreage. Mature pines and oaks cover this woody retreat. Gentle rolling terrain with an open meadow. Power close to property. Septic and well will be required. Access has been developed. Close to elementary school **\$134,900**



Unit 4 Lot 211A .57 acres on Point View Dr. Fabulous location to build your dream home. Gentle slope on the 1/2 acre lot creates endless possibilities. Expansive mountain view. City water and power at the lot. Centrally located to all Pine Mt Lake amenities which include private lake for swimming, fishing and boating. Three separate beach areas. 18 hole PGA approved golf course, swimming pool, tennis courts, pickleball courts, riding stables, hiking trails, play ground, and small airport. Gated community with 24/7 security. Monthly dues \$220. All this and just 25 miles to Yosemite National Park. **\$25,000**



MOUNTAIN RETREAT AND COMPOUND



**22111 HELLS HOLLOW RD.,
GROVELAND \$559,000 14.75 AC**

Rare opportunity to own your own campground style wilderness retreat just 23 miles from Yosemite National Park, and 8 miles from Groveland. A beautiful



secluded private retreat/compound in the forest with panoramic mountain valley views on 14.75 acres with 2 residential structures — a main house 1498 sf rustic ranch style cabin with custom mountain flair décor throughout, vista views, and large expansive decks. 2nd adorable A frame cabin with loft and enclosed screened porch. The property has three additional ancillary structures plus a one car garage, one two car carport, 1 free standing carport, 3 cargo storage containers, entrance roads with 2 automatic privacy gates, 2 septic systems, newer well system, convenient roads to all structures.

RUSTIC WITH 2 LOTS



PENDING

19947 PINE MT DR. U13 L146 & 145 \$369,000

Cabin home w/2 separate lots total .85ac great location central to amenities in PML. 1248sf, 2bd/1ba/2 car gar, enormous grt rm w/open beam ceilings & picturesque windows in A frame style. Lg open loft area overlooking grt rm has rear balcony, no flooring installed - you create your own style & finishes. Amazing wrap around spacious Trex style decking w/metal railing & lighting + ramp for easier access to avoid steps. Garage on level entry & drive around to back vehicle access, RV parking. 2 mini split units for heating & a/c, free standing wd burning fp on brick hearth. Indoor laundry & mostly level main house super spacious lot. Adjacent Lot 145 to be sold together 146 house lot.

WHAT A VIEW!!!!



21041 Hillcroft Dr. 12/241 \$425,000 Super cute w/gorgeous picturesque views from indoors & out! Awesome mountain views from the redwood metal gated deck patio and/or from grt rm featuring 4 beautiful 6ft windows & add'l glass door slider to the deck. 3bdms & 2 bthrms & an add'l lower rm area w/bdrm, full bath, den w/wet bar & 2 access doors. Main house has a Grt m kitchen, concept w/stainless gas cook-top & convect. oven, 2in quartz counters, white subway tiled back splash, propane freestanding f.p. for cozy evenings + vaulted open beam ceiling, ceiling fan light, mini split heating & cooling in front part + attic fan, & back house w/2bdms, full bath & fam. rm have separate central HVAC unit controls. 2 garage doors w/3 priking spaces — 1 tandem or oversized garage for a shop/workbench area etc. Full drive around circular driveway & tons of parking! Awesome spacious & private grounds. In Unit 12 of PML HOA, zoned for horses, chickens & other allowable livestock, close to airport, horse stables & amenities of PML & Golf Course.

RUSTIC CEDAR CABIN



SOLD

20795 NONPAREIL U10 L30 \$599,000

Rustic Design Cedar Cabin home with long tree lined driveway, above Big Creek hiking trail. Solid construction 2386 sf, 3 levels, 3bd/3ba, custom design home that is in a private & tranquil setting. Detached 2 car garage, gated wood wrap around decking overlooking natural settings. A spacious kitchen w/tile counters, dining area & featuring lg windows letting in tons of sunshine, bdms on each level. Main level has 1bd/1ba, kitchen & vaulted ceiling living room. Upper level mstr bdrm in open loft style w/full bath w/jetted tub, sep. shower, dual vanity. Spacious lower level has gas fp, tile floor, full bath, laundry and sleeping area.

**PML
Organized
Groups &
Clubs**

Contact the individuals below if you are interested in joining!
(All numbers are 209 area code unless noted otherwise)

Aviation Association	
Mike Gustafson	209 962 6336
Friends of the Lake	
Mike Gustafson	962-6336
Garden Club	
Susan Dwyer	962-6265
Groveland Rotary Club	
Rudy Manzo	962-5219
Greg Cramblit	962-0607
Ladies Club	
Dart Woodruff	962-1980
Men's Golf Club	
www.pmlmgc.com	
Needle Crafts	
Barbara Klahn	209-916-5420
Pickleball Club	
Lee Carstens	415-215-5564
Pine Needlers Quilt Guild	
Leslie Timmons	482-1406
PML Ladies 18 Hole Golf Club	
Marcee Cress	962-0771
PML Niners	
Stacie Brown	962-7397
PML Safe Streets Campaign	
Leslie Dudley	962-4911
PML Shooting Club	
Scott Knupter	925-809-2850
PML Waterski & Wakeboard	
Dean Floyd	408-915-8848
Racquet/Tennis Club	
Alex Nagy	831-588-8469
Residents Club	
Dick Faux	962-4617
ROOFBB	
Susan Dwyer	962-6265
Southern Valley Srs. Golf Group	
Rich Robenseifner	707-486-9115
Wednesday Bridge Club	
Linelle Marshall	962-7931

PML BOAT PARADE WOWS

VIRGINIA RICHMOND



Patriotic Kayak



Moon Landing

The PML boat parade on July 2, organized by Friends of the Lake, entertained participants and spectators alike. The theme this year was American History. We enjoyed an amazing array of wonderfully decorated boats depicting moments from our history. There were some great patriotic decorations too.

First place in the electric boat category was won by the Lackovic and Slezak families with the Boston Tea Party and pursuing Red Coats.

First place in gas pontoons went to Marissa Moffett and friends in a large covered wagon pulled by a saw horse!

Placing first among ski and fishing boats was won by Peggy Nielsen and her very enthusiastic friends with Washington crossing the Delaware, complete with cannon.

The McGee family won the non-motorized category in their patriotic kayak.

Each winning boat received a plaque and cheers from spectators.

Congratulations to all. Special thanks to the Codeglia and Lopez families for judging and to Trudy Alt in the escort boat, keeping



Boston Tea Party

everyone going in the right direction! The annual Independence Day boat parade is organized by the Friends of the Lake Club.

PICKLEBALL

TAMMY TALOVICH

COME DINK WITH US!

Whether you are new to the game or have been playing for a long time come on out, all are welcome. There are six courts and plenty of room for all.

You can get a daily pass at the gate if you want to see if you like it! I'm sure you will! The Admin Office is where you can get passes for half year or full year.

Regular play is Monday, Wednesday, Friday, Saturday and Sunday beginning at 8:30am. Location is the Pickleball Courts on Mueller.

Make sure you wear comfortable clothes, court shoes and bring plenty of liquids to rehydrate! There is a drinking fountain if you run out!

We had a fabulous member only event in June with more planned, so if you would like to be a member (to play or just to socialize) send



an email to tamtally@sbcglobal.net for more information. See ya on the courts!

PML MEN'S GOLF CLUB

DAVE FERNANDEZ

JUNE SWEEPS, MOTHERLODE, JULY SWEEPS

As the summer weather heated up so did the competition for 3 great golf events for the PMLMGC. The Motherlode was back at PML after a 3 year hiatus and brought out a total of 64 participants. Congratulations to all our winners and thank you for a great showing

JUNE SWEEPS

Flight 1

1st place- George Ismail, Salen Eshoo

2nd place- Jay Warshauer, Chuck O-B

3rd place- Marc Allyn, Dave Bealby

Flight 2

1st place- Glen Fiance, Ted Toffee

2nd place- Steve Burke, Craig Herendeen

3rd place- Rich Martinez, Joe Vautier

Closest to the pins

#3- Bud Roberts 8'6"

#7- Dave Berthold 2'7"

#14- Glen Fiance 7'9"

#17- Joe Parisi 8'1"

MOTHERLODE

Gold Flight

1st place- Larry Drew, Tim King

2nd place- Mike Grego, Jeff Tensley

3rd place- Colm Conefrey, Bernard Duffy

4th place- Mark Christensen, Jay Fragomeli

5th place- Andrew Hugahan, Presten Hugahan

6th place- David Choy, Joel Reitz

Silver Flight

1st place- Paul Hippe, Ken Hummel

2nd place- Rich Martinez, Joe Vatie

3rd place- Joel Pluim, Steve Wilson

4th place- Steve Vahey, Brian Vahey

5th place- Gene McDowell, Randy Henderson

6th place- Doug Saulsbury, Paul Franza

JULY SWEEPS

1st place- Ted Toffee, Will Hoppner, Joel Pluim, Rod Raines

2nd place- Rich Martinez, Joe Vautier, Levi Fontaine, Paul Kuhn

3rd place- Marc Allyn, Gus Clement, Chuck O-B, Larry Drew

4th place- Don Lacy, Dick Faux, Dan O'Conner, Larry Wolf

5th place- Dennis Scott, Dave Gibson, Mike Butera, Dave Berthold

Closest to the pins

#3- Michael Thoben 12'6"

#7- B. Lellhame 14'9"

#14- Gus Clement 5'1"

#17- Joel Pluim 3'8"

TOURNAMENT TEE SELECTION

Many of our tournaments allow players to select what tees they will play from. It is important that players sign up for the correct tees. Any player can play from the Gold tees, regardless of their age or index, if they so choose. But only players that qualify may play from the Purple/Green tees. To qualify a player must be 70, or older, or have an index of 18.7, or higher. It is very difficult for the Golf Shop to make tee changes at the last minute. Any player that plays from incorrect tees risks disqualification. Typically, one team member will sign up a 4-man or 2-man team, so it is imperative that that team member sign up their team from the correct tees.

REPAIRING DIVOTS

A very important responsibility for golfers is to repair all divots, and to repair them correctly in order to maintain our fairways in top shape. Please make sure to use the bottles in your cart to fill all divots and to fill any divots you may see while on the course approaching your ball. Let's do our part to maintain this great course.

WEBSITE TOURNAMENT SIGN UP

Please continue to use the website, pmlmgc.com, to sign up and pay for tournaments. Using the website for tournament sign up and payment makes it easier for the club and the Golf Shop to manage tournaments. Go to pmlmgc.com to see the tournament schedule.

JOIN THE MEN'S GOLF CLUB

Any male persons who are current property owners, their siblings, sons, nephews, sons-in-law, and PMLA employees are eligible to join the men's golf club. Go to pmlmgc.com and click on the button, Join the Club, to see the many benefits of club membership, as well as the ability to sign up on line. Applications are also available in the Golf Shop, or you can contact our Handicap/Membership Chair, Ted Toffey. Email Ted at handicap@pmlmgc.com, if you have any questions about club membership, or, if you're a current member, your NCGA handicap index.

LADIES CLUB

PATRICIA GIBSON

The PML Ladies Club luncheon for August is on Wednesday, August 3rd.

Our hostess is Catherine Santa Maria and it will be at PML Grill. She invites you to Saddle Up! And Mosey on over to the Grill for a Western Hoedown! We will have a fun auction, so bring your checkbooks and prepare to have fun! Don your cowboy hat, boots, western attire and some

spurs; that's what is required for a fun time. Line dancing lessons included!

The PML Ladies Club is a social club, whose focus is on making friends and meeting neighbors. We welcome you to come join the fun. Membership for the year is \$15 and can be sent to: PML Ladies Club, P.O. Box 100, Groveland, CA 95321. For any inquiries, please reach out to our President of the Board – Dart Woodruff at 209-559-7028.

PINE NEEDLERS QUILT GUILD

LYNN SIGAFOOSE

August is now here, saying good bye to family and getting kids back into a routine of school and the quilters back to sewing.

The Pine Needlers have been busy creating a YOSEMITE quilt which will be donated and auctioned off at the 49ers Festival on Saturday, September 17th. All proceeds will be donated to the Groveland Chamber of Commerce. It will be a live auction! Come check it out, you might

want to take part in the auction.

In July we learned how to create a Crazy Block! Now you can create a Block for a pillow, or continue and make more blocks for a lap quilt. Such a crazy design.

We will be meeting under the Groveland Library on August 16th, Guests are welcome. Doors open at 9:30, meeting will begin at 10 am. We will be having sewing after if you wish to stay.

Questions please call Leslie Timmons 209-482-1406



Friends of the Lake were entertained by a wonderful jazz show at the marina performed by musical duo Rod Harris and Kerry Tweedy.

GARDEN CLIPPINGS

LINDA NEUSCHWANDER – PINE MOUNTAIN GARDEN CLUB



What a glorious Summer! It hasn't been as hot as we are used to facing so far, and most times there has been a bit of a mild sweet breeze. So long as one stays out of the sun and enjoys a shady spot, it is quite glorious.

And speaking of glorious, have you seen our Jail Garden lately? And by our, I mean belonging to all the residents of Groveland and lovingly tended by the Pine Mountain Garden Club. The flowers are waist high and growing so vigorously, visitors are forced to stay on the paths. There are crowds of splendid black eyed Susans, sunny yellow yarrow, blindingly brilliant golden spirea, hollyhocks in many different colors, stately purple cone flowers, and many other lovelies. A crowd of volunteer sunflowers decided to fill up one of our few neglected spots.

And they'd like to meet you. Stop by any time for summer inspiration.

As you know, we still don't have much water this year, so please don't waste any of it. Most of us are careful and know how to scrimp and conserve. Remember, water early or late, when it is pleasant to do so, carefully and deeply. But not too often. And just enough. Take time to note of what

needs to be cut back, divided, weeded around and admired. Note where mulch would be a good idea.

So, why not find a shady spot in your garden to place a comfy garden chair? A small table next to it would be the perfect spot for a cold drink and a good book. A summer nook to rest in.

Take time to enjoy your garden, and the day. This is why we live here. Groveland is a mountain refuge, the place we call home. Don't have a garden yet? Well, get out for a morning walk. Enjoy the sights. Count the birds. Maybe get a Sierra hikers bird guide. In mine, I like to enter the date I've spotted a particular new bird visitor next to its picture.

Listen to the squirrels fuss. Say 'Good morning' to your neighbors. And if you want to plant a tree or start a garden, come see us. We are your neighbors and we are here to help. In the mean time, enjoy your little bit of heaven.

Our garden club meets the second Monday of most months, 1:00 at the PML lake lodge. (we take July off) Give us a call, or come on by. Questions? Please contact club president Susan Dwyer at smdwyer@sbcglobal.net.

We can also be contacted at P.O. Box 167, Groveland, Ca 95321

PML LADIES 18 HOLE GOLF CLUB

PAULA PARISI

The Pine Mountain Lake Ladies Golf Club want to acknowledge the excellent report recently received from the USGA on the condition of our course. Rob Abbott, Golf Course Superintendent, Ed Groothuyzen, Assistant Superintendent, Mike Cook, Head Golf Professional and their team deserve high praise for all their hard work in getting our course in what the USGA representative said was "the best condition of all my visits to Pine Mountain Lake". Of special note in the report were the improvements made to the lake area of #1, the excellent condition of the greens and the renovations to the bunkers. The word is out about the beautiful condition of our course, so make sure you call early for your tee times this summer, especially on the weekends.

Our new acting Social Sunshine Chair, Sally Wrye, put on a successful member event on June 23rd, hosted by all the Board Members. The members arrived at the Lake Lodge for a little putting competition and then boarded pontoon boats for a fun, relaxing cruise on the lake. Thank you, Sally, for organizing this enjoyable social event.

Here are results of other recent tournament play:

JUNE 16TH MATCH PLAY – BUNNIES VS. RABBITS:

Rabbits – 6 ½ Points:

Lisa Brown-Jimenez, Paula Parisi, Helena McMillan, Jane Reynolds, Jeanne Pacco, June Song, Elisa Hoppner and Priscilla Park

Bunnies – 5 ½ Points:

Sue Perry, Thelma Faux, Kit Edgerton, Anne Clark, Linda Wall, Kathie Wood, Sara Hancock, & Paula Vautier

Closest to the Pin (#14):

Bunnies – Kit Edgerton, 21'-11"

Rabbits – Paula Parisi, 20'-1"

Birdies: - Paula Parisi – Hole #3, Priscilla Park – Hole #17

JUNE 22ND – TEAM BINGO

First Place: 38 Bingos: Kit Edgerton, Kathy McEvoy, Kathie Wood (Blind Draw)

Second Place: 36 Bingos: Elisa Hoppner, Sara Hancock, Priscilla Park, Jane Reynolds

Birdies: Kit Edgerton, Hole #3; Anne Clark, Hole #14 and Paula Parisi, Hole #17

JUNE 30TH – GROSS/NET/PUTTS:

Ace of Aces – Jane Reynolds – 66

1st Flight (16 – 26 handicap):

Low Gross: Kit Edgerton – 92

Low Net: Marcee Cress – 73

2nd Flight: (29 handicap)

Low Gross – Helena McMillan – 105

Low Net – Lisa Brown-Jimenez – 76

3rd Flight (30 – 36 handicap)

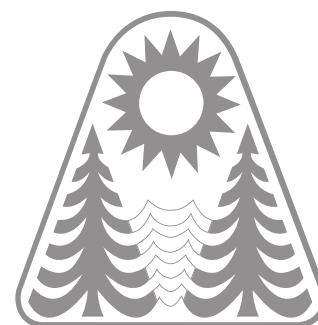
Low Gross – Jane Reynolds – 102

Low Net – Linda Wall – 76

Low Putts (tie) – Helena McMillan/ Jane Reynolds – 27

Birdies: Kit Edgerton - #12; Helena McMillan #14

The PMLLC plays every Thursday and is open to all women residents and owners of property in the Pine Mountain Lake community. We are always looking for new members, so if you're interested in joining our club, please contact PML Head Golf Professional, Mike Cook at 209-962-8620.



PML LADY NINERS

TAMMY TALOVICH

Quote of the month – *The number one skill in life is not giving up.* Bryant McGill

If you would like to learn more about becoming a member of the Lady Niners contact Stacie Brown at happygem529@gmail.com. We play 9 holes on Thursday mornings, it only takes a few hours and is a great opportunity to meet some awesome ladies!

JUNE 2ND: we had 16 players and played Low net plus add putts

1st place: Marilyn Alexander

2nd place: tie - Susan Dwyer, Nancy Johnson

3rd place: Jackie Sample

4th place: Linelle Marshall

Pars: Nancy Johnson #10, Julie Robinson #14, Christina Baines #16, Patty Nelson #17

Chip in: Pat VanGerpen #17

Birds: Deanie Martini #10, Susan Dwyer #14

Low Net: Jackie Sample w/35

Low Gross: Nancy Johnson w/46

JUNE 9TH: we had 19 players and played Point Bogey

1st place: Pat VanGerpen

2nd place: Jackie Sample

3rd place: tie – Marilyn Alexander, Nancy Johnson, Linelle Marshall

4th place: tie – Chris Balek, Christina Baines, Maureen Campbell, Patty Nelson

Low Putts: Christina Baines, Patty Nelson, Pat VanGerpen w/16 putts

Pars: Nancy Johnson #13, Stacie Brown, Susan Dwyer, Linelle Marshall, Jackie Sample, Pat VanGerpen #14, Linda Vahey #17

Chip in: Patty Nelson #13, Linda Vahey #17

Low Net: Jackie Sample, Pat VanGerpen w/36

Low Gross: Nancy Johnson w/ 48

JUNE 16TH: we had 15 players and played Even Holes

1st place: Pat VanGerpen

2nd place: tie – Chris Balek, Trudy Alt

3rd place: Nancy Brewster

4th place: Patty Nelson

Low Putts: Nancy Brewster w/15 putts

Pars: Pat VanGerpen #12, Trudy Alt #13, Nancy Brewster, Nancy Johnson, Linelle Marshall, Deanie Martini, Dania Schaffer Pat VanGerpen #14, Syd Robinseifer #17

Low Net: Chris Balek w/33

Low Gross: Trudy Alt w/52

JUNE 23RD: we had 13 players and played Odd Holes

1st place: KC Lennen

2nd place: tie – Marilyn Alexander, Jackie Sample

3rd place: Patty Nelson

Low Putts: Anne Toner w/ 16 putts

Pars: Christina Baines, KC Lennen #14, KC Lennen #15

Low Net: KC Lennen w/32

Low Gross: Nancy Johnson w/47

June 30th: Team Play

Ace of Aces for June: KC Lennen w/32

Queen of Clubs for June: KC Lennen w/48

CAPTAIN'S CORNER, STACIE SAYS...

The PML Lady Niners Club has had great participation this past month! We are excited to welcome two new players to our group, Gabriela Sullivan and Carol Nagy. They have played several times as guests and we are so happy they have become members!!!

We finished up our Team Play Competition last week. Congratulations goes to Oakdale as they came in first place this year. We also completed our Tournament of Champions tournament as well. Congratulations to our winners, Nancy Johnson, Jackie Sample and Pat VanGerpen!

We look forward to our Lady Bug's and Butterflies Match Play Tournament this month!

Patty Nelson has been working diligently in preparation for our invitational, Wine in the Pines, September 15th.

If you are interested in becoming a PML Lady Niner, or would like to be a guest on our Thursday play day, please contact me, Stacie Brown 209-300-4840.

LAKE SWIM RESULTS

VIRGINIA RICHMOND

Congratulations to the intrepid swimmers who completed the 2022 Lake Swim from Dunn Court to the Marina Beach, organized by Friends of the Lake. Some swam for speed and many people did it just for the personal challenge. It's one-third of a mile and it's not easy! Many thanks to the PML boat patrol and our kayak safety line for keeping everyone safe.

First place at 7 minutes and 6 second was Christian Felts. Christian is a new senior at Sonora High, where he's on the swim team. He is a repeat winner from last year. Second place at 10:57 was Jake Luba who serves as a PML boat patrol officer. Jake is also a first responder and has been swimming competitively since he was 12.

Right behind Jake at 10:58 was Lori Reynolds, the new owner of Grove Mercantile. Lori swam for her high school "a long time ago." The last swimmer arrived at 23 minutes and 25 seconds. Congratulations to all!



Fastest lake swimmers: Lori Reynolds (3rd), Jake Luba (2nd), Christian Felts (1st)

Special thanks to Friends of the Lake event organizers Bill Bent and Mike Gustafson, and members Jan and Weldon Killion who timed the race, and to Catherine Santa Maria and Kate Greene for their help, along with the Marina staff.

To join Friends of the Lake and receive information on each upcoming event, please send your contact information and a check for \$20 per family to Friends of the Lake, PO Box 591, Groveland, CA 95321. Be sure to include your email address, as all club communication is by email.

SAVE THE DATES

UPCOMING EVENTS

OCTOBER 1

COMMUNITY AIRPORT DAY

at PML Airport. Noon-3pm, free admission.

OCTOBER 8

"YOUNG EAGLES" FREE AIRPLANE RIDES

for children ages 8-17 at Pine Mountain Lake Airport.

FRIENDS OF THE GROVELAND LIBRARY DONATION

VIRGINIA RICHMOND

Did you know that FOGL must raise \$10,000 each year to pay the County for our fifth day of library services? The county pays for only four days. In the photo, FOGL president, Virginia Richmond, delivers our check to County library operations supervisor, Anita Simpson.

We thank our members, donors, and Book Nook patrons for helping raise these necessary funds to keep our library open five days a week.



GROVELAND WRITER AND BOOK INTRO

JANET A. GREGORY

It's the first author talk in two years, on Saturday August 13th, 1:30 to 3:00 at the Book Nook, downstairs in the Groveland Library building, 18990 CA-120.

Three Groveland authors introduce and talk about their books. Marle

Hewett will talk about his exciting story: *Fast Hewie*, *From Navy Jet Jock to Global Aerospace Tech Wizard*. Susie Williams will share stunning photos along with a unique way to travel: *Adventures At 1000 AGL*, *How To Fly Around The Country In A Small Airplane*. Janet Gregory will explore the possibilities that can develop after intense career years: *Age of Freedom*, *Women at the Crossroads of Career and Change*.

Don't miss this Author Talk. Put it on your calendar:

- Discover one or more books worth reading.
- Learn about books from the writer's perspective.

Susie Williams



Marle Hewett

Janet Gregory



- Encounter and engage with your neighbors who are authors.
- Realize that you too could become an author.

This free event will also include discussion of how to embark on writing a book, Q&A, and autographed books for sale. The three books are available for check-out at the Groveland Library as well.

There is something for everyone in this author talk: aspiring minds will find interesting reading and aspiring authors will find new inspiration. We hope you will join us.

This event is sponsored by Tuolumne County Public Libraries and Friends of Groveland Library (FOGL).

TOP DOG OF THE MONTH

DORI JONES

If I look familiar, it's because I first appeared in the PML News about two and a half years ago, with my buddies, Bella and Dusty. This time, it's all about me. My name is Silver (aka One More Silver Dollar). I'm a 5-year-old Weimaraner and weigh 115 pounds, so I'm a big boy. My parents, Margaret and Jack Roeber, love me because I am a perfect dog (wink-wink). I still have a lot of goofy habits and steal anything that I'm not supposed to have. My favorite is stealing little white towels and shred them into pieces until they look like dental floss. It's really fun! I love it when Margaret takes me to the stables and I get to visit her horse Sundown, and play kissy face with him. He's real gentle with me. But I love going to the dog park because I love all the dogs there—big and small. I also like greeting all my two-legged friends, and sometimes when I try to sit in their lap, they end up upside down in their chair with their legs in the air.

On July 11, the Frank Hicks' Dog Park community held its 4th Annual Dog Park Picnic at the Lake Lodge, with about 40 dog owners (sans dogs) in attendance. All had a great time and enjoyed barbecued hamburgers, hot dogs and lots of delicious



sides that people brought to share. A BIG thank you to Linelle Marshall for heading up the planning for this year's picnic.

To join or renew membership for the Groveland Dog Park, contact GCSD. The annual fee is \$25 for up to two dogs (plus \$10 for each additional dog), and new dogs are required to provide current Rabies and Bordetella vaccination certificates when registering. It's a wonderful place to socialize for us dog owners and our dogs.

ROTARY SHRIMP FEST

MIRIAM MARTIN – ROTARIAN

SAVE THE DATE & SAVE ON PRE ORDERED SHRIMP FEST TICKETS!

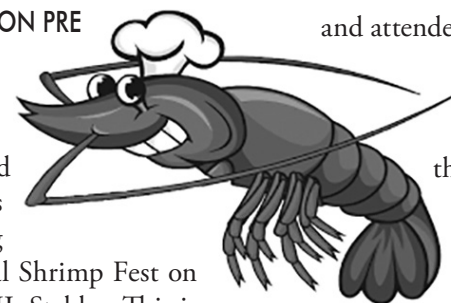
Groveland Rotary is sponsoring their annual Shrimp Fest on August 20th at the PML Stables. This is one of the Groveland Community premier events. All proceeds from the Shrimp Fest go back into the local community and Rotary International projects. You can always count on great food, loads of fun and great company!

The menu consists of Louisiana style shrimp and sausage with all the trimmings. Music and dancing plus live and silent auctions are just part of the fun

and attendees are always amazed at the selection and value of donated items in the auctions. Beer, wine and select cocktails will also be sold on site as part of the fundraiser.

Event tickets are available at the gate, \$45 for adults and \$10 for children under 12. To save \$5 on adult tickets pre order now. Call Paul Burkett at 209-962-6542 or Greg Cramblit 209-962-0607. You can also email your pre order to gregcramblit@gmail.com.

Those wishing to help with the event as a Friend of Rotary please contact the event coordinator, John Gray at 209-814-4123.



NATIONAL NIGHT OUT WITH LAW ENFORCEMENT

DEPUTY SHERIFF CHRIS PASSEAU

The Tuolumne County Sheriff's Office invites the community to join us for National Night Out with law enforcement on Tuesday, August 2nd, between 6:00 and 8:00 p.m. at Columbia State Historic Park, 11255 Jackson Street in Columbia.

National Night Out is a community building campaign held across the nation each year on the first Tuesday in August as a way to promote police-community partnerships and neighborhood camaraderie to make our neighborhoods safer, more caring places to live. National Night Out enhances the relationship between neighbors and law enforcement under positive circumstances while bringing back a true sense of community. Each year we all look forward to seeing the community at this event.

This casual setting gives the community an opportunity to meet some of the law enforcement officers that serve our community and to talk with them one-on-one. It will also be a great opportunity for the community to see the Sheriff's SWAT vehicle, Boat Patrol unit, and Search and Rescue equipment. This is a very family-friendly event. Be sure to bring your kids or grandkids as it will be a great opportunity for them to meet the officers.

Some of the participating law enforcement agencies will be the Tuolumne County Sheriff's Office, California State Park Peace Officers, California Department of Fish and Wildlife, California Highway Patrol, Tuolumne County Animal Control, U.S. Forest Service, and Yosemite National Park. CERT (Community Emergency Response Team) will also be there.

The shops at Columbia State Historic Park will be open late, so come join us for National Night Out and explore all that this wonderful state park has to offer. Columbia State Historic Park has lots of shade so don't let the heat stop you from attending.

National Night Out is hosted by Columbia State Historic Park and

the Tuolumne County Sheriff's Office. For more information contact Tuolumne County Sheriff's Deputy Joel Memmer at Columbia State Historic Park at 209-588-9128. or Chris Passeau at 209-533-5866.

NATIONAL NIGHT OUT

Please join the

Tuolumne County Sheriff's Office

along with other law enforcement officers from:

California State Parks,
California Department of Fish and Wildlife,
California Highway Patrol,
Tuolumne County Animal Control,
U.S. Forest Service, and
Yosemite National Park.

CERT (Community Emergency Response Team) will also be there.

Tuesday, August 2nd
6:00 — 8:00 p.m.
Columbia State Historic Park
11255 Jackson Street in Columbia

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Hosted by Columbia State Historic Park (209-588-9128)
and the Tuolumne County Sheriff's Office (209-533-5866)



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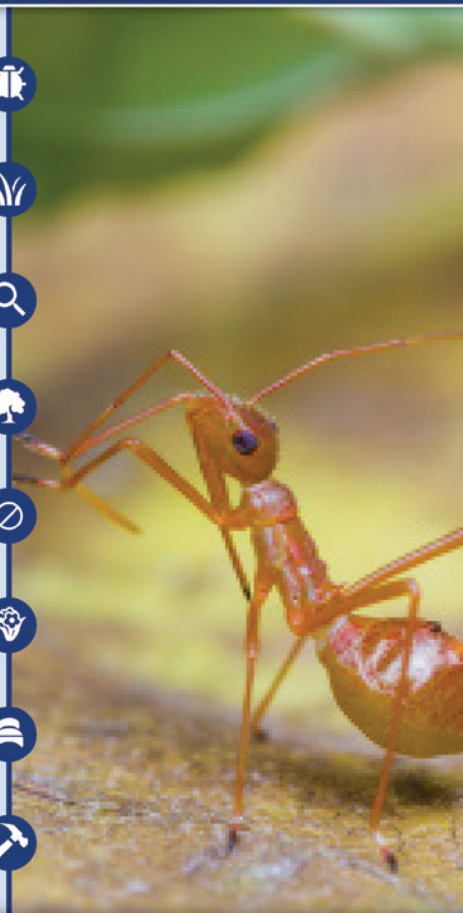
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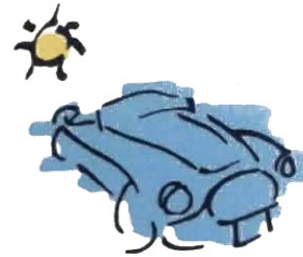
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FREE ESTIMATES

CAMP TUOLUMNE TRAILS NEWS

DORI JONES



Javier Colon – singer, songwriter, guitarist

A SPECTACULAR SUMMER FOR OUR CAMPERS

We are wrapping up our summer sessions for our campers with disabilities. We have had such a rewarding summer, hosting former campers and welcoming new campers to camp. They all have said they can't wait to come back next summer, and so as soon as the last of our campers leave, we'll be in planning mode for next year. Additionally, we were fortunate to have an amazing team of 13 counselors, including two from Brazil, and several who returned after being gone for a couple of years. This amazing team worked really well together and served our campers like pros.

CONCERTS FOR A CAUSE

The second of CTT's "Concerts for a Cause" is on August 13, when **Javier Colon** hits the stage. Last month, Javier, winner of the first season of *The Voice*, was invited to join the Boston Pops Orchestra—world renowned for the past 50 years—for



Rebecca Jade returns to CTT.

its July 4th fireworks celebration, when he sang "Hallelujah" with the orchestra. Don't miss this super-talented singer, songwriter and guitarist. And as an added bonus, a very special guest—**Rebecca Jade**—will be joining Javier on the stage. If you remember Rebecca's knock-out performance last year, this will be an evening you won't soon forget.

CONCERTS
for a Cause

June 4
RENAISSANCE

August 13
JAVIER COLON

September 3
AUBREY LOGAN

September 24
ILYA SEROV

presented by
Camp Tuolumne Trails
TUOLUMNETRAILS.ORG

2022 Groveland, California
209-962-7534

To purchase tickets or hear a sample of Javier's music, visit: <https://www.tuolumnetrails.org/concerts-for-a-cause-2/>. And don't forget to get your tickets for this summer's two remaining concerts: Aubrey Logan on Sept 3 (many will remember her jaw-dropping concert last year) and on Sept 24, phenomenal trumpet player and crooner Ilya Serov hits the stage.

ANOTHER NCCC TEAM MAKES AMAZING PROGRESS AROUND CAMP

We, once again, had the opportunity to have another team of 10 AmeriCorps NCCC volunteers spend the month of July at camp. This Denver-based team, "Yellowstone 4," specializes in

Environmental Stewardship, did an extraordinary job of clearing brush and trimming trees to help maintain and sustain the natural habitat around camp—no small feat. We are so fortunate to be granted NCCC teams like this and have proven to be an invaluable resource in helping us maintain the camp's 80 acres.

If you have any questions or would like to find out more information about CTT's Summer Camp programs, Concerts for a Cause summer music series and Family Camp, please call CTT at 962-7534, email us at: info@tuolumnetrails.org or visit us at: <http://www.tuolumnetrails.org>

"STUFF THE BUS" CAMPAIGN

WYNETTE HILTON

TENAYA PARENT CLUB ANNOUNCES
"STUFF THE BUS" CAMPAIGN

Twelfth Annual Tenaya Parent Club initiated the "Stuff the Bus" campaign eleven years ago to help alleviate state budget cuts in the classroom. With the COVID-19 pandemic, it is still important that every student have their own supplies. In past years, we have been overwhelmed by the generosity of the people in our community. Last year we collected over \$7500 in school supplies and cash donations. Tenaya Parent Club purchased necessary school supplies for every student at our school, alleviating the financial burden on our families! In partnership with the Big Oak Flat-Groveland Unified School District we will be collecting school supplies and/or cash donations on Saturday, August 6, in Mary Laveroni Park from 8:00-12:00. We will be sure to practice safety guidelines, at the collection site. Suggestions for school supplies include: pencils, binder paper, Sharpies, crayons, glue sticks, colored pencils, markers, binders, dry erase markers, pocket folders, white glue and highlighters. This time of year, many of the big box stores run huge sales on school supplies, so this is a great time to shop. You can make the difference in the life of a student! For further information, please call Wynette Hilton at (209) 962-7846 or (209) 916-5230.

2022 HOUSEHOLD HAZARDOUS WASTE COLLECTION EVENT

BIG OAK FLAT / GROVELAND, CA

Saturday, August 20, 2022

9:00 am - 1:00 pm

No Appointment Required

Event Location:

Take Hwy. 120 to Big Oak Flat.

Take Catholic Cemetery Rd. &

Follow the Signs



TUOLUMNE COUNTY RESIDENTS

Now is the time to dispose of the hazardous materials hanging around your house and garage.

Follow these simple steps:

1. Keep waste in original container
2. Do not mix material
3. Prevent leakage or spills
(Place container in tub or box and surround with paper or kitty litter)
4. Transport wastes in trunk or secured in bed of truck

Restrictions:

- No containers larger than 5 gallons
- Limit toxic items to 15 gals. or 125 lbs. per trip (California State Law)

We do not accept:

- Ammunition or explosives
- Asbestos, tires, or medical waste
- Radioactive waste
- Marine flares
- Non-hazardous wastes or regular trash

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Shoe polish

For **Small Business Hazardous Waste** or any other questions please contact
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WHITE CHICKEN CHILI

RECIPE PROVIDED BY TOM KNOTH AND PAULA MARTELL

More ingredients and a little more work than most of our recipes, but the results are so good!

3 pounds boneless skinless chicken breast halves
 3 tablespoon olive oil, divided
 2 tablespoons plus 2 teaspoons chile powder, divided
 3 tablespoons cumin, divided
 1 teaspoon salt, divided, plus more, to taste
 1/2 teaspoon cayenne pepper or to taste
 3 cups chopped onion (2 medium)
 3 tablespoons minced garlic or more if you love garlic (4-5 large cloves)
 3 15-ounce cans white beans, drained
 2 4-ounce cans chopped green chiles (hot or mild, depending on your preference)
 2 teaspoons oregano
 4-6 cups low-salt chicken broth
 6 cups shredded cheese, divided (half Monterey Jack, half cheddar)
 2 cups sour cream, divided
Garnish:
 Chopped scallions
 Chopped cilantro leaves
 Your favorite hot sauce
 Sour cream
 Shredded cheddar or Monterey Jack cheese

INSTRUCTIONS

Spice and Roast the Chicken: Preheat the oven to 350°F. Spread chicken out in a roasting pan. Drizzle with 1 tablespoon olive oil and season with 2 teaspoons chile powder, 1 tablespoon cumin, 1/2 teaspoon salt and a pinch or two of cayenne. Roast for 30 minutes. Shred or cut into bite sized pieces. Set aside.

Cook the Chili: In a large pot heat remaining 2 tablespoons olive oil. Sauté onion and garlic over medium



heat for 5 minutes or so, until tender. Add beans, shredded chicken, chilies, oregano, 2 tablespoons chile powder, 2 tablespoons cumin, 1/2 teaspoon salt, and 1/4 teaspoon cayenne (or more, to taste). Add 4 cups of chicken broth, reserving the rest for thinning the chili to your desired consistency. Stir to combine and simmer gently on low for 20 minutes (to keep the chicken tender, do not let the pot boil).

Remove the pot from the heat and let it cool for 5 minutes or so before proceeding. With the pot still off the heat, stir 3 cups of cheese into the pot, 1 cup at a time. Then stir in 1 cup of sour cream (or for a richer, creamier version, add all 6 cups of cheese to the pot and 2 cups of sour cream). Bring the pot back to a gentle simmer over low heat (to keep the dairy products from separating, don't boil). Simmer the chili for 15-20 minutes, adjusting with additional chicken broth, if you like. A method I like to use for great added texture is to use a potato-masher in the pot to mash half the chicken and beans. Then stir to combine with the rest.

Serve chili in bowls with garnishes on top or on the side.

GROVELAND HIGHLANDERS 4-H CLUB

CAROL WILLMON – COMMUNITY LEADER

As the 2021-2022 4-H year comes to a close, and we prepare for another year, we would like to thank the volunteer leaders and parents who have helped so many 4-H members “learn by doing” – 4-H motto. A big THANK YOU goes to Shannon Abbott, leader - Rabbits and Photography; Rob Abbott, leader – Swine and Golf; Tammy Kohn, leader – Cooking; Carol Willmon, leader – Sewing and Quilting, along with helpers Maria Tortorelli, Lynn Sigafoose, and Leslie Timmons.

Our club participated in many community service projects this year – donating food to Tenaya School at Christmas, making fleece scarves for Tenaya School staff, making Valentines for the Senior Center, and planting flowers at the Jail Garden.

At the Calaveras County Fair, the members exhibited items they had made in Cooking, Photography, and Sewing. At the Mother Lode Fair, they exhibited rabbits, swine, cooking, photography, and sewing.

We are getting ready for our new year to begin in September, with our first meeting on Tuesday, September 13th, when we will introduce our leaders and projects available. For more information, please call Carol Willmon, 962-7528. All girls and boys from 9-18 are welcome; we are always looking for more adults who are interested in sharing a hobby or a special talent with our youth in this educational program. 4-H is organized by the Tuolumne County Cooperative Extension Office through the guidelines of the University of California, with the assistance of local volunteers and community organizations.

WHAT IS OLD?

MARILYN, ON THE HILL

When I turned 70, I thought that was old.

When I turned 80, I thought THAT was old.

Now that I am 90, I am rethinking what the definition of old is.

What will I say when I turn 100?



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WELCOME TO SAMANTHA WEST, OUR NEW LITTLE HOUSE COORDINATOR

BRITNE GOSE

Southside Community Connections is sad to announce that, after her short yet successful stint as The Little House Coordinator, Kara Powers has moved on to an opportunity at Pine Mountain Lake. We wish her all the success in the world. While at SCC, she helped raise funds, initiate Little House classes, and was always willing to help. We will miss her dearly!

It is with full hearts however, that we welcome Samantha West to our team. She comes to SCC with an Associates in Arts in Hospitality Management and years of managing businesses, including her own business, Oggles. us. Samantha creates jewelry, clips,

stickers, and the cutest goggles, custom made to fit your “mersona” (mermaid persona). With all her creativity, she also brings a deep attention to detail and a desire to help the community. She will bring a creative spark to SCC and we are excited to have her on our team!

Stop by The Little House at 11699 Merrill Road to learn about the activities and meet our staff.

We hope to see you there!

REMEMBER TO FOLLOW US!

Instagram: @southside11699

Facebook: Southside Community Connections

NextDoor: SCC Groveland

THE LITTLE HOUSE BAZAAR: ARTS AND CURIOS ON SATURDAY, AUGUST 27

BRITNE GOSE

On Saturday August 27, The Little House will open from 1 to 6 pm for **The Little House Bazaar: Arts and Curios**. Local artists, crafters, jewelers, clothing designers and more will have booths inside and outside The Little House, selling their wares and artistry. This Bazaar will occur in tandem with the Groveland Summer Fest at Laveroni Park.

Free transportation will be provided between Tenaya Elementary, Mary Laveroni Park, and The Little House. Relax on the SCC WAVE bus and safely partake in wine tastings at the ROOFBB Groveland Summer Fest in the Park. Rick Whybra is donating his time to create a safe and memorable experience, so please remember to tip!

If you are interested in reserving

a booth at the Bazaar, please call (209) 962-7303 or email tlh@southsidecommunityconnections.org for more information. 10% of your sales will go to benefit our non-profit with no additional fees. Setup is from 11:30 to 1 pm. There are spots available inside and outside. Booths inside are restricted to one table length. Booths outside can be two to three tables. If your booth ends up outside or in the Serenity or Play House, you must provide your own tables and sun shades.

We hope to see you at The Little House on August 27!

REMEMBER TO FOLLOW US!

Instagram: @southside11699

Facebook: Southside Community Connections

NextDoor: SCC Groveland

SOUTHSIDE COMMUNITY CONNECTIONS: THE LITTLE HOUSE

SAMANTHA WEST – THE LITTLE HOUSE COORDINATOR

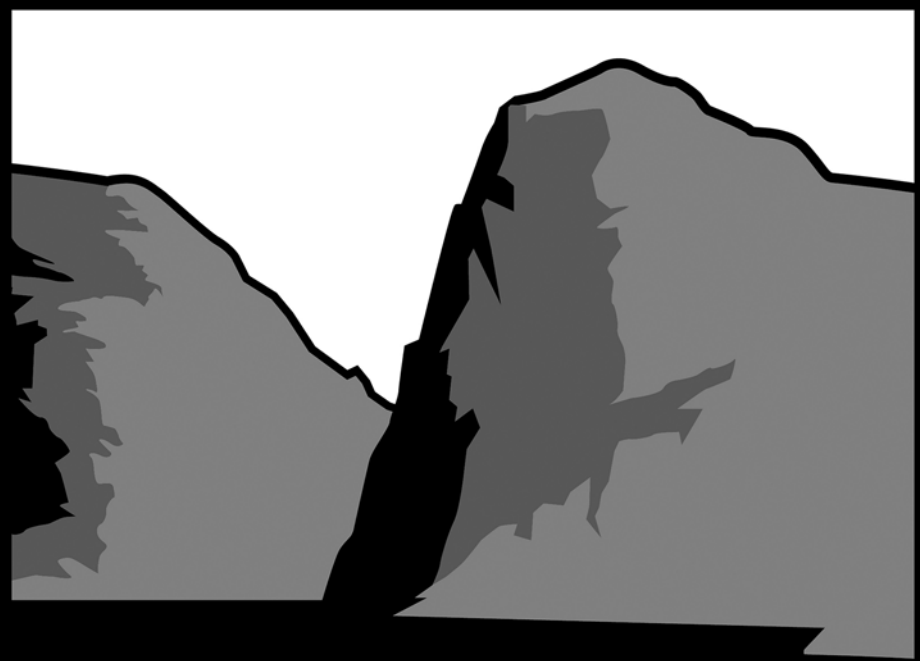
I am excited to join Southside Community Connections as the newest Little House Coordinator. I have been part of the Groveland community for over twelve years, and am a graduate of Tioga High School and Columbia College in Sonora. I look forward to serving the community and bringing new and exciting programs to The Little House. If you have a class or program you would like to share with the community please contact me at tlh@southsidecommunityconnections.org.

Some of the current programs open to the public include Morning Yoga, Chair Yoga, Balance and Core, and

Line Dancing. Looking for some fun things to do with your friends? We also offer Paint and Sip classes, Mahjong, and BUNCO! New Programs are added monthly, so check out our calendar of events on Facebook, as well as updates on NextDoor. If you are interested in having a party or get-together, our facilities are available to rent for private parties and events for a low fee. Contact me at (209) 962-7303 for more information.

Many have come to know The Little House as a senior center, but it is much more than that. We love to see faces of all ages and welcome classes and activities that serve all generations.

We hope to see you soon!



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WIN AN EBIKE DO THE CHICKEN DANCE

PATRICIA EPP, 49ER FESTIVAL CHAIRMAN

We're upping the stakes to make the 2022 49er Festival Better Than Ever and here's how.

Thanks to a partnership with new business member Trail Less Traveled Bike & Gear, the Yosemite Chamber is offering a new ebike as this year's Grand Raffle Prize. With a retail value of just under \$2000, who wouldn't want to toss in a twenty or even a Ben Franklin for a shot at winning a state-of-the-art ebike, delivered and fully assembled right here in Groveland by JR Rollins himself?

We're partnering with ROOFBB and former Honorary Mayoress Johanna Richter, who will be selling 49er Festival raffle tickets. Winner tracking and prize distribution will be managed by ROOFBB at their booth on the day. Forty percent of the raffle ticket proceeds are donated to ROOFBB for their ongoing support of members of our community in need. That leaves the Chamber with 60% to match Trail Less Traveled's contribution on the ebike and whatever is left over for supporting Chamber programs and administration.

Aside from membership dues, the 49er Festival is the Chamber's only major source of funds to "keep the lights on" with weekly communications, the Yosemite Chamber website, social media and marketing outreach, member programs, and general administration. But the Festival also helps other community organizations support their local missions, like Rotary Club, who

will be back with their ever-popular tri-tip concession this year.

The Chamber's investment in web development this year is paying off big-time for the 49er Festival. Check out the new Festival website at www.49erfestival.org, loaded with information for visitors, vendors, sponsors, volunteers, and participants. Historic photos provided by Southern Tuolumne County Historical Society feature our local past, and the bold design, images, and color palette make it a fun and easy read. Special thanks to Shirley Horn for her dogged determination to get the 49er Festival site up and running with so much great content.

Everybody loves a parade and you won't want to miss the 2022 49er Festival Parade, sponsored by Chicken Ranch Casino. This year's Grand Marshal is Miguel Maldonado, being honored posthumously for the positive impact he made on our community, on so many business members, and on countless individuals. We will honor Miguel's wish by inviting everyone attending the Parade to join us in doing the Chicken Dance as a celebration of life. So dust off your inner chickens and bring them on!

We're still accepting vendors, parade participants, and volunteers to help on the day. Find out more by emailing 49erfestival@yosemitchamber.org or download the forms at www.49erfestival.org. Together, let's make Chili Charlie proud!

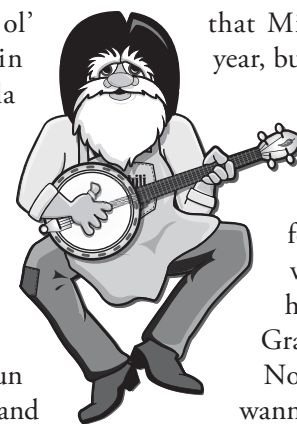
EVER'BODY LOVES A PARADE

HOT CHILI CHARLIE

Iff'n yer anythin' like ol' Charlie, ya musta bin sufferin' the past cupla years what with that goldurned COVID goin' 'round. Cain't think of a better remedy fer cabin fever than a parade. I'm tellin' ya them 49er Festival folks are aimin' to put on the best parade since Gramma's pigs run loose durin' the flood of '18 and went floatin' down Main Street right alongside garden gnomes, wagons, gas tanks, 'n all sorta other flotsam and jetsam.

Now I hear tell that any ol' body kin be in the 49er Festival Parade. Ya jist gotta read the rules 'n the legal stuff, make yer mark, 'n git yerself a classic car, a fine horse 'n a pair o' jingly spurs, a buncha yer friends and their lil red wagons, or jist yer fanciest get-up 'n yer walkin' shoes. There ain't nuthin' to it, it don't cost nuthin' to do it, so's ya jist outta git to it. Ya got plenty o'time to round up yer pardners n' join the Parade.

More serious-like, we're gonna be honorin' a fine man as Grand Marshal, Miguel Maldonado. Most of y'all know



that Miguel passed on earlier this year, but 'side from him bein' one o' the 49er Festival's biggest fans and hard-workin' volunteers, that big man jist done so many things fer so many folks in this town, we jist had to tip our hats to him once more by makin' him Grand Marshal.

Not so serious-like, yer gonna wanna brush off yer wings and git ready to do the Chicken Dance. Yep, ol' Charlie ain't fibbin'...and here's why. Grand Marshal and friend Miguel wanted folks to do the Chicken Dance at his memorial so's they 'membered him in a joyful kinda way. Most of y'all larned to Chicken Dance when you wuz a kid. Iff'n it don't come back to ya, jist ask a young'un to show ya how. Whether yer participatin' or jist watchin', plan to bring on yer chicken and be part o' the 49er Festival Parade.

Speakin' of chickens, we wanna say a big "thankee" to our neighbors at the Chicken Ranch Tribe of Me-Wuk Indians and Chicken Ranch Casino for sponsorin' the 49er Festival Parade this year. We're right proud to be yer pardners up here in Groveland.

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OBITUARY

LAWRENCE R. HUNT

AUGUST 5, 1930 – APRIL 14, 2022

Lawrence R. Hunt age 91 formerly of Groveland, California passed away on April 14, 2022.

Larry was born in Des Moines, Iowa on August 5, 1930 to Frederick and Minerva (Minnie) Hunt. He spent his younger years growing up in Waterloo, Iowa until he enlisted in the Navy in 1948. While serving in the Navy he was assigned to the USS Queenfish submarine during the Korean War where he was the baker on board for almost 4 years. After the Navy he married his first wife Lavonne and they raised 3 children. He worked at several jobs throughout his career and ended up at the San Jose Mercury Newspaper. He later met and married his wife Bettie and the two of them were married for 29 years until her death in 2021. Twenty five of those years were spent in beautiful Pine Mt. Lake where they both lived a retirement life. Larry served on the



Lawrence R. Hunt

PML board for several years and enjoyed many golf tournaments and other events that he often helped organize.

Larry is preceded in death by his wife Bettie, sister Colleen and brother Fred. He is survived by his brother Don.

Larry was a loving father, father-in-law and step-father to Craig and Alice Hunt, Randy and

Jennifer Hunt, Lynne Hunt (Lopez), Chris Erker, Craig and Debbie Erker, Paul and Corrie Sundgren.

Larry also loved being a Grandfather to Tyler, Trevor and Zachary Hunt, Patrick and Catrina Erker, Megan Natal and William Erker, Kyle, Kent and Thomas Sundgren. He even was a Great-Grandfather to June and Grace Natal.

Larry loved his family and many friends he made along the way. Especially the friends he made at Pine Mountain.

PINE CONE SINGERS: CHRISTMAS IN AUGUST?

BOB SWAN

Well, not really. But the end of August is when we begin rehearsals for our winter Holiday Concerts. We were so happy to present our Spring shows in May – and thanks again to those of you who joined us – and we are looking forward to getting back to a normal-ish rehearsal and concert schedule.

Our current plan is to get back together on Tuesday, August 30, at 2PM at the Groveland Community Hall. It's always a little strange to sing about snow when it's 90 degrees outside, but we will keep at it.

We're a bit short-handed at the moment, so if you have an interest in choral singing, please give us a try. It is not necessary to read music – we provide rehearsal CDs (or mp3s) that will allow you to learn the material at your own pace. If you've never done choral singing – or it's been a while – it's a pretty amazing feeling when it all comes together. We rehearse on Tuesdays from 2 to 4:30, but we can also slip in some optional practices to accommodate people's schedules.

If you are interested, or have questions, please contact Bob Swan at 408-398-4731.

LABOR DAY BBQ – STCHS FUNDRAISER

PATRICIA GIBSON

This is a save the date announcement for Southern Tuolumne County Historical Society's (STCHS) Annual Fundraiser, which is happening on Sunday, September 4th, 2022 at PML Stables. It will be a fun day for kids and parents alike. Come enjoy a delicious country BBQ, fun games for the kids, line dancing instruction and live music from Big Joe Marshall's Happy Time Posse Band. Please mark your calendars today and plan to bring your family and friends along to our event. We will have a bake sale, silent auction, bar, and lots of new friends to meet and mingle with.

STCHS is a 501c3 Charity that provides great service to our community. It is dedicated to preserving the history of Southern Tuolumne County

and several buildings in the Big Oak Flat/Groveland Area. We house the local museum that is open to free to visitors. We also offer the Library rent-free space, as well as the Book Nook, Friends of Groveland Library, and community meeting space – all at no cost. We are an all-volunteer staff and subsist uniquely on donations and two annual fund raising events.

STCHS members will be receiving raffle tickets in the mail, please return them to the Museum office or via mail in the envelope provided. You may buy your event tickets in advance at the Museum or day of at the gate... while they last. Everyone is invited!

If you'd like to volunteer for this event or have any questions, please contact Patricia Gibson at the museum phone 209-962-0300 or via email at: PatG.STCHS@gmail.com.

GUESS WHO I AM

TOMAS HERNANDEZ, JR

AUGUST DOUBLE MYSTERY PMLA MEMBERS

Member #1: I am freshly retired, living full time now in PML. I was a machinist my entire career. Bowling is my sport, owner of 3 perfect games and an 800 series-at the time one of bowling's highest accomplishments. Who am I?

Member #2: Heavenly PML flatlander for 35 years. Aerospace was my other passion until retirement-was on design team for Saturn V lunar landing rocket. Who am I?

**ANSWER TO JUNE'S
PMLA MYSTERY MEMBER**
Melissa Phillips

BREATHE

PASTOR BOB KANDELS

Greetings! As we now find ourselves right in the middle of summertime on fabulous Pine Mountain Lake! We hopefully have realized the importance of taking a deep breath of God's Holy Spirit, allowing us to slow down enough to enjoy the moments of the right now and not be concerned about the future which robs us of the here and now. To realize in the middle of Pine Mountain sunsets, to just stop and stare and enjoy. Not living life so fast as to get caught up in the worries and distractions around us so we get robbed of the God moment right in front of us.

There is a story in Matthew's Gospel about Jesus taking time to go across the Sea of Galilee. After the disciples got so caught up in the storm brewing during their crossing, they witness Jesus calm the storm and His authority over not just humans but also the power of wind and rain, thunder, and lightning. They landed to individuals filled with demons and the demons crying out to Jesus to recognize Jesus as the Son of God. After Jesus ordered the demons out of the two individuals Jesus then cast them into a herd of pigs. When the pigs became filled with demons, they wildly ran off a cliff and drowned. Once the two individuals who found healing and a new life from Jesus as their Lord realized their new-found joy. They ran into the nearby village to announce the healing they had experienced both physically and spiritually.

The only reaction the people of the village could focus on is being upset because they heard the pigs drowned as the outcome of the healing. "They told everyone back in town what had happened to the madmen and the pigs. Those who heard about it were angry about the drowned pigs. A mob formed and demanded that Jesus get out and not come back." (Matthew 8:33-34/ The Message)

Why do we as Christians in community all over this world completely bypass the joy and gifts of Spiritual healing from our Lord and Savior only to focus on the inconsequential fallout of a person finding salvation as opposed to just religious habits. The problem Jesus walked into was that the death of the pigs became far more important than the awesome healing grace of God's love and touch on two individuals longing for truth.

As we move through the sunshine and heat of summer take time to worship and renew your soul with small group ministry along with other opportunities Groveland Evangelical Free Church provides and encourages. (Sunday Morning Worship at 10:00 am) One more thing, don't become so distracted from God's gift of summer that you completely miss the joy of the God moments and jump right to the faults of the day. The Holy Spirit is trying to breathe, let's breathe the breath of God!

In Christ's Service, Pastor Bob Kandels

HERE'S THE SCOOP!

PAM JENKINS

Is the summer heat starting to get you down? Are you tired of sitting indoors with the air conditioner running? Do you miss chatting with your neighbors and friends? We have the solution for you!

The Evangelical Free Church will be hosting a free Ice Cream Social on Wednesday, Aug. 24 from 5:30 – 7:30 p.m. Stop by the church and eat some delicious ice cream, meet Bob and Kelly Kandels, (our new pastor and his wife,) eat some ice cream, play a few games, and eat

some more ice cream!!!

Come on by and have a cone, a scoop, a sundae, and maybe even add a cookie, (all calorie free, of course), and make a new friend while you're at it. We will be giving a door prize for the newest member of the community to join us and one for the "most long-time resident" too. Be sure to join us for this community-wide evening of fun for all ages at Groveland Evangelical Free Church, 19172 Ferretti Rd. Call the church office for more information, 209-962-7131.

MEMORY PROBLEMS

ETTY GARBER, PH.D. – LICENSED MARRIAGE AND FAMILY THERAPIST

The act of forgetting is usually thought of in negative terms. We associate forgetting with cognitive decline and dementia. It's frustrating when we miss an appointment or can't recall information we used to be able to remember easily. Forgetting can be helpful by sorting out what is important and what can be discarded.


Brain cells change their structure when connections are formed to create memories but if they are not recalled, they are weakened and lead to forgetting. Forgetting is an important process to ensure that our brains are not overloaded so we can retain what is important and allows us to learn new information.

Things that do not relate to our own personal life experience are less likely to be retained in our memory. Emotional memory helps us remember details of events we have experienced in the past. Less intense emotions are more likely to become fuzzy or forgotten altogether as we get older. This type of memory loss is normal and helpful for the brain to make room for new information. Forgetting also helps us to cope with difficult emotional memories, too. If the brain registers an overwhelming trauma, it can totally block that memory.

What we can do is reinforce a happy or important memory by returning to it frequently. (use it or lose it) The more often you recall certain memories, the more likely you are to retain them longer. We also add new information each time a memory is recalled including the emotions related to it. If a memory is not recalled, the path degrades and will lead to forgetting. Journaling, keeping scrapbooks, seeing old pictures or videos can help with retaining memories.


Whether the changes you notice are examples of age-related memory loss or other serious issues may include forgetting familiar people or places, having trouble with daily tasks, or asking repeated questions. It is normal for healthy people to forget specific details of memories over time, but they will retain key parts of the memory that are generalized or are emotionally significant.

If you are concerned that the memories you may have lost represent more than age-related cognitive changes, talk to your doctor and explain your symptoms. You may be referred to a neurologist who can do some brain imaging scans and various memory screenings. Maybe, the brain is just getting you ready to form new memories.



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SEWER REHAB PROJECT UNDERWAY

RONI LYNN RUDY

The Big Oak Flat/Groveland Sewer Collection System Renovation Project is moving along on schedule, with the first portion of the construction taking place behind the District office and in Big Oak Flat. The Pine Mountain Lake portion of the project is scheduled to begin on August 12, 2022.

The massive project is needed to prevent sewer system blockages and sanitary sewer overflows and to provide adequate and reliable sewer service to all District customers. The District's existing treatment and collection system was built in 1941. Significant additions were made in 1982 and the system was last upgraded in 1990. The sewer collection system is significantly aged and some of the older portions of the system experience blockages and require regular cleaning to avoid an increase in breakages. The physical condition of some of these sewer lines is suspected to be poor, in some instances they may be beyond their life expectancy, and may need to be replaced or rehabilitated.

Indicators of these conditions have been failing manholes and infiltration and inflow issues in recent years.

The Project includes the rehabilitation or replacement of approximately 11,500 linear feet of existing sewer main, performing spot repairs as shown on the plans, construction of 19 new sanitary sewer manholes, rehabilitation of 46 existing sanitary sewer manholes, and the installation on 1 new flushing branch within the GCSD sewer collection system.

Construction costs for the Sewer Collection System Improvements Project will be covered in part by the Clean Water State Revolving Fund (CWSRF) funding grant. The funding agreement states that 75% (\$4,384,176.00) of the funds will be provided via grant and 25% (\$1,461,



392.00) via loan. The loan portion will have an interest rate of 1.4% annually for 30 years.

PLANNED SEWER SYSTEM IMPROVEMENTS IN BIG OAK FLAT:

- Replace approximately 455 linear feet of 6-inch sewer pipe using open trench excavation methods.
- Rehabilitate approximately 792 linear feet of 6-inch sewer pipe using "trench less" cured-in-place methods.
- Perform spot repairs to resolve pipe anomalies at two locations.
- Construct new manholes.
- Bring existing manhole lids up to grade.
- Install sealed or locking manhole lids.

PLANNED SEWER SYSTEM IMPROVEMENTS IN GROVELAND:

- Replace approximately 408 linear feet

of 8-inch sewer pipe and 258 linear feet of 6 inch sewer pipe with open trench excavation methods.

- Rehabilitate approximately 1,413 linear feet using "trench less" cured-in-place methods.
- Rehabilitate and install sealed or locking manhole lids.

PLANNED SEWER SYSTEM IMPROVEMENTS IN PINE MOUNTAIN LAKE:

- Replace approximately 2,715 linear feet of 6-inch sewer pipe using open trench excavation methods.
- Perform spot repairs in sections where pipe abnormalities were detected

Many of the sewer lines being replaced and rehabilitated as part of the sewer collection system project are located on and/or adjacent to private

property. In many cases these utilities are located in very narrow District easements or public utility easements, between 8 and 20 feet in width. The minimum width in which the contractor can typically safely complete excavation and utility replacement is 20 to 30 feet. Therefore, in cases where the contractor must get a backhoe, dump truck and materials onto private property, they may need both temporary access rights as well as more room along the permanent easement for this temporary construction work.

In addition, the District Team has identified locations where having a temporary easement "strip" for a more convenient temporary access route or material staging area will cause much less property damage. In some cases, we may not have access at all for construction and a permanent or temporary easement is needed. There was an approval on a recent agenda item to provide flexibility for the General Manager, Pete Kampa, to negotiate temporary and permanent access and obtain easement rights across private property

to safely and efficiently complete the sewer system rehabilitation project. After executing said easement deeds, Kampa will bring them to the board for ratification at the following Regular Board Meeting.

It is important for property owners who are notified by the District of an easement encroachment to respond to the notice and work with the District as quickly as possible to create access for contractors to complete the necessary improvements to the system. Those property owners effected by the project will be contacted directly the GCSD Team.

The Team is VERY excited about the improvements and cost savings this will bring to sewer customers.

For questions, contact GCSD via email at info@gcsd.org or by telephone at 209.962.7161

HELPING HANDS HAPPENINGS – A FEW IMPORTANT CHANGES

PATTI BEAULIEU

Wow, was the town ever buzzing this summer!! We welcomed so many tourists, week-enders, campers, RV'rs, camp counselors and locals that we had record sales, donations and visitors. The summers are always busier but this year topped them all. Perhaps it was because the stay-at-home precautions of the past 2 years has ended. Whatever the reason, we were thrilled to introduce our two little Stores in our quaint town to so many.

As we welcome August, we have a few announcements to make. Beginning July 1, the Furniture Barn ended our Thursday open day and is now open on Fridays and Saturdays only. This was based on our volunteerism as well as the analysis of Thursday's business, which is generally very slow at the Barn. In addition, our donation hours have ended at 3 instead of 3:30 at both stores. This gives our hard-working volunteers time to 'catch up' with the donations they have accepted

during the day. As with any business, necessary changes are needed from time to time. We'll be changing back to our 'fall and winter' hours right after the Labor Day week-end in September. Our hours will then shorten by an hour at each store.

We were relieved to see the Community Hall back open for use. We graciously thank the other places who assisted us with our meetings and giveaway venues – the Groveland Library meeting room, the Evangelical Free Church and the Big Oak Flat Baptist Church. With their help and generosity, we were able to keep up with our events throughout the past 2 years.

Stay healthy and be extra cautious in crowds. As we all know, we've had very high COVID numbers in our county again. Enjoy this last month of summer. The season seemed to fly by, but time seems to vanish more quickly with each passing year. We'll have a quiet, cool fall coming very soon. Time marches on.

MOVIES IN THE PARK

*2022 Summer Movie Series Presented by
GCSD!*

May 20th	June 17th	July 15th
		
August 19th	September 23rd	October 21st
		

CONTRACTORS PERFORMING WORK IN PML ARE REQUIRED TO FOLLOW PMLA RULES & REGULATIONS

The following are some **"common violations."** Please do your part to maintain a harmonious environment for all to enjoy. Remember: The PML property Owner is held responsible for those they hire.

VEHICLE USE:

1. Exceeding the posted speed limit
2. Driving in a reckless manner
3. Following another through an access gate or allowing others to follow you through
4. Parking on street (road shoulders OK)

PERSONAL CONDUCT:

1. Allowing loud music
2. Uttering abusive language or conduct that would be offensive to a reasonable person
3. Using the property Owner's gate card or clicker

WORK RELATED CONDUCT

1. Starting work before 7am or continuing after 7pm
2. Allowing dogs at construction sites
3. Performing work on Sunday
4. Cutting down a tree in excess of 5" without PMLA approval
5. Trespassing on neighboring property
6. Using neighbors water or electricity without written permission
7. Leaving construction signs longer than 5 days after work has been completed
8. Nailing signs to trees
9. Storing building materials on street or easement
10. Beginning exterior construction without PMLA approval

If you have questions call: The ECC Assistant @ (209) 962-8605 with questions.

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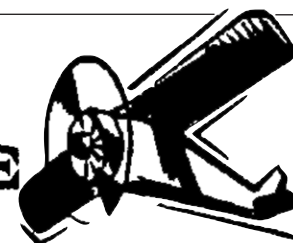
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HOMEOWNER CHECKLIST

CHECK OUT YOUR CONTRACTOR

- ☐ Did you contact the Contractors State License Board (CSLB) to check the status of the contractor's license? Connect with CSLB at 800.321.CSLB (2752), www.cslb.ca.gov or www.CheckTheLicenseFirst.com.
- ☐ Did you get at least three local references from the contractors you are considering?
- ☐ Did you call the references and personally view the contractor's completed work?
- ☐ Does the contractor carry general liability insurance?

BUILDING PERMITS

- ☐ Does your contract state whether you or your contractor will pull necessary building permits before the work starts?
- ☐ Are the permit fees included in the contract price?

www.cslb.ca.gov

DOUBLE-CHECK THE CONTRACT

- ☐ Did you read and understand your contract?
- ☐ Does the three-day right to cancel a contract apply to you?
- ☐ Does the contract identify when work will begin and end?
- ☐ Does the contract include a detailed description of the work to be done, the materials to be used, and/or equipment to be installed?
- ☐ Are you required to make a down payment? (The down payment should never be more than 10 percent of the contract price of \$1,000, whichever is less, unless there is a valid blanket performance and payment bond on file with CSLB.)
- ☐ Is there a schedule of payments? (Only pay as work is completed, not before).
- ☐ Did your contractor give you a "Notice to Owner" warning notice that describes mechanics liens and how to prevent them?
- ☐ Do you have changes or additions to your contract? (Remember that all changes must be in writing and signed by both parties to avoid disagreements.)

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The Declaration of Restrictions (CC&Rs) states that no construction of any type (new construction, driveways, grading, lot development, etc.) can be performed without prior approval from the Environmental Control Committee (ECC).

Failure to obtain approval could result in the stoppage of work or even fines, and nobody wants that to happen. Inspections are made every Tuesday and reviewed by the Committee every other Thursday, so we can accommodate our members.

Please contact ECC before you begin any type of construction at 209-962-8605

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18717 Hwy 120, Groveland. Approximately 1600 square feet of building space, located downtown with propane heat, one ADA bathroom perfect for retail, food service, professional office, medical etc. Rent \$1,650.00 Deposit \$1700.00. Contact agent 650-520-1022

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12874 Green Valley Circle **WESTERN RANCH-STYLE** single level, with detached 2-car garage/workshop-studio on .44 acre lot. Open floor plan, large kitchen. Roof & rear deck less than 5 years old. Renovations (in the works) include: a new EPA-regulated wood stove, evaporative cooler, drywall, paint, some flooring, lighting and whole house water filtration system. Custom barn doors and drywall in garage, plus ext. lighting. RV and boat parking. Seasonal creek. \$289,999 #20221020



Unit 5 Lot 207 Ferretti Rd **BEAUTIFUL DOUBLE LOT** in Pine Mountain Lake. Nearly level, Easy-to-build, with utilities available. Over ½ acre, corner lot, with access from Ferretti Rd and Jones Hill Ct. Build your dream home under the mature oak trees. Great location, near the golf course, country club, pool and pickle ball courts. Only about 26 miles to the entrance of Yosemite Park. \$34,500



19011 Dyer Ct **GOLF COURSE LOCATION** with beautiful views of the Sierra. Star-gaze on the deck, dine at the nearby Country Club, watch local wildlife and enjoy swimming, boating, hiking & biking trails. Attention to detail is displayed in this well-maintained home. Improvements include: Ext paint, gutter guards, deck repairs and reinforcements, low-flow shower heads & kitchen faucet, blackout shades in living, dining, kitchen and lower level. \$550,000 #20220680



19061 Crocker Station **TRIPLE-MERGED LOT** equaling .87 acre. Park-like setting, with fenced garden and fruit trees. Multi-zone drip system. Single-level home has 2bd, 2-1/2 baths, 2-car garage, with attached workshop. Vaulted open-beam ceilings, 2 wood-burning stoves, office/den attached to master bdrm. Composite deck and slate patio. Improvements include: Roof, ext paint, remodeled laundry room and gutter guards. \$450,000 #20221055



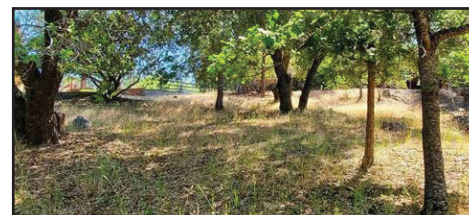
Unit 6 Lot 234 Ferretti Rd **EASY-TO-BUILD** Almost ½ acre lot (.45), with utilities available. Build near the back of the property for privacy with access from an easement road. Located in the beautiful gated resort community of Pine Mountain Lake, about 26 miles to the north gate entrance of Yosemite National Park. Amenities include: Airport, 18-Hole Championship Golf Course, Country Club with indoor & outdoor dining, tennis, pickle ball, swimming pool, equestrian center and marina, with boat rentals. \$9,500 #20221205



Unit 13 Lot 1 Mills St **AMAZING LOCATION** across the street from the Pine Mountain Lake Marina Beach. Build your dream home at the lake. Easy build with all utilities available. Access from Mills Street or Pine Mountain Drive. The Marina Beach is the largest most popular beach and offers an expansive sandy beach & lawn area, BBQ pits, picnic benches, volleyball net, boat rentals and the Lakeside Café. \$69,000 #20221142



19272 Ferretti Rd **RANCH-LAND SETTING**. Single-level 3bd, 2ba, 1306sf manufactured home, with vaulted ceilings, wood-burning fireplace, Cedar mantel and Palladian windows in the kitchen & dining areas. Full guest bath, accessible from the living room and guest bedrooms. Double doors lead to the master suite. Double sink dressing area and oversized closet. Circular driveway offers easy access from either end of the easement road. \$299,000 #20220476



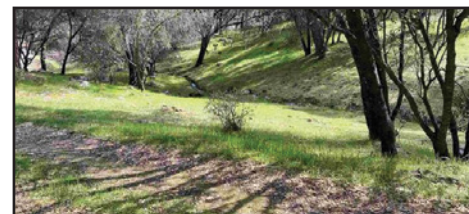
Unit 12 Lot 179 Mule Ct **BUILD YOUR DREAM HOME** on this gently-sloped 1 acre parcel. Recently surveyed, with space to accommodate many different home types. Situated at the Bass Pond, near the Equestrian center and Pine Mountain Lake Airport, this property is zoned for horses, chickens and other livestock, with perimeter fencing. Only about 5 miles from Groveland and 25 miles to the entrance of Yosemite Park. \$49,500 #20220965



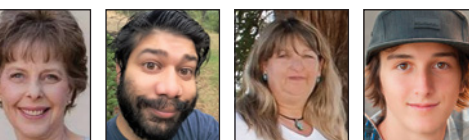
Unit 7 Lot 284 Ferretti Rd **WOODED LOT** with easy access. Over 1/3 acre, located between the town of Groveland and Yosemite Park. Pine Mountain Lake amenities include: Multiple beaches, boat marina, Lakeside Café and great fishing spots. Enjoy dining at the Country Club while looking over the beautiful championship golf course and mountain views in the distance. A great place to build your dream home! \$5,000 #20210368



Unit 12 Lot 179 Mule Ct **BUILD YOUR DREAM HOME** on this gently-sloped 1 acre parcel. Recently surveyed, with space to accommodate many different home types. Situated at the Bass Pond, near the Equestrian center and Pine Mountain Lake Airport, this property is zoned for horses, chickens and other livestock, with perimeter fencing. Only about 5 miles from Groveland and 25 miles to the entrance of Yosemite Park. \$49,500 #20220965



Unit 7 Lot 284 Ferretti Rd **WOODED LOT** with easy access. Over 1/3 acre, located between the town of Groveland and Yosemite Park. Pine Mountain Lake amenities include: Multiple beaches, boat marina, Lakeside Café and great fishing spots. Enjoy dining at the Country Club while looking over the beautiful championship golf course and mountain views in the distance. A great place to build your dream home! \$5,000 #20210368



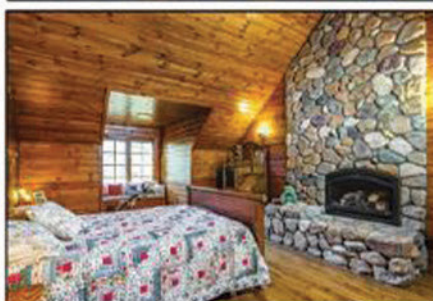
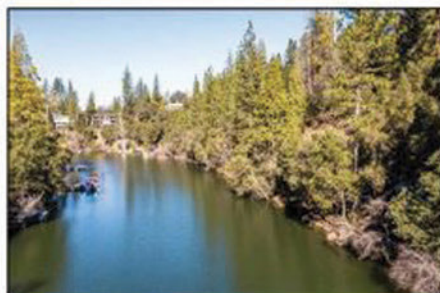
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Gorgeous, luxury, custom-built, log home in Pine Mountain Lake's cove area. Constructed in 1996 by the seller, this beautiful home features 3 master suites, including 2 soaking tubs, and one bedroom with a propane fireplace. Entry doors were hand-carved by a local artist. The beautiful Burl Maple staircase was completely cut & hand-lathed on site. Rustic, wide-plank Ash hardwood flooring. Spacious, gourmet kitchen. Oversized 2-car garage, with unfinished room above. 190 feet of deep-water, lake-frontage, with the potential to build a deck and a boat dock at the lakeside. You could also build a path from the home to the lake or access the lake from the easement access road below. Being sold with all the furnishings included.

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